







Danny Edebohls OPERTYSAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 DAVEY DRIVE, TRAFALGAR, VIC 3824 🕮 4 🕒 2 😂 2







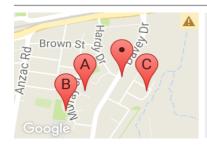
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$439,000

MEDIAN SALE PRICE



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$317,750

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3 CARNEGIE CRT, TRAFALGAR, VIC 3824







Sale Price

*\$437,500

Sale Date: 14/06/2017

Distance from Property: 260m





47 MURRAY ST, TRAFALGAR, VIC 3824







Sale Price

\$440,000

Sale Date: 19/02/2017

Distance from Property: 437m





15 BERENGER AVE, TRAFALGAR, VIC 3824







Sale Price

\$435,000

Sale Date: 05/12/2016

Distance from Property: 192m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	52 DAVEY DRIVE, TRAFALGAR, VIC 3824
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$439,000

Median sale price

Median price	\$317,750	House	Unit	Suburb	TRAFALGAR
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 CARNEGIE CRT, TRAFALGAR, VIC 3824	*\$437,500	14/06/2017
47 MURRAY ST, TRAFALGAR, VIC 3824	\$440,000	19/02/2017
15 BERENGER AVE, TRAFALGAR, VIC 3824	\$435,000	05/12/2016

