

# STATEMENT OF INFORMATION

35 EDWARD CRESCENT, TRAFALGAR, VIC 3824

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**35 EDWARD CRESCENT, TRAFALGAR, VIC**  3  1  4

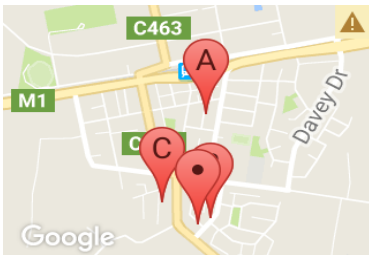
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$349,000**

Provided by: Julie McGarry, Danny Edebohl's Property Sales

## MEDIAN SALE PRICE



**TRAFALGAR, VIC, 3824**

Suburb Median Sale Price (House)

**\$368,000**

01 October 2017 to 31 December 2017

Provided by: 

## 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.



**8 WELLINGTON ST, TRAFALGAR, VIC 3824**

 3  2  2

Sale Price

**\$360,000**

Sale Date: 28/08/2017

Distance from Property: 794m



**17 CROSS ST, TRAFALGAR, VIC 3824**

 3  2  2

Sale Price

**\$325,000**

Sale Date: 01/08/2017

Distance from Property: 97m



**4 VICTORY CRT, TRAFALGAR, VIC 3824**

 4  2  2

Sale Price

**\$368,000**

Sale Date: 23/10/2017

Distance from Property: 278m



This report has been compiled on 01/02/2018 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

35 EDWARD CRESCENT, TRAFALGAR, VIC 3824

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$349,000

Median sale price

Median price

\$368,000

House

X

Unit


Suburb

TRAFALGAR

Period

01 October 2017 to 31 December 2017

Source



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
8 WELLINGTON ST, TRAFALGAR, VIC 3824	\$360,000	28/08/2017
17 CROSS ST, TRAFALGAR, VIC 3824	\$325,000	01/08/2017
4 VICTORY CRT, TRAFALGAR, VIC 3824	\$368,000	23/10/2017