

# STATEMENT OF INFORMATION

2 FLORES STREET, TRAFALGAR, VIC

PREPARED BY KERRY FARRUGIA, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTYSALES**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 FLORES STREET, TRAFALGAR, VIC**

- -

**Indicative Selling Price**

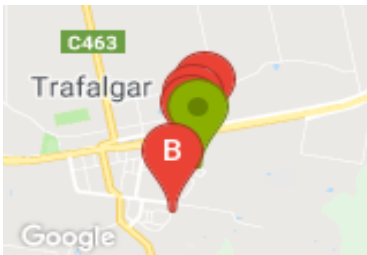
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price:**

**\$449,000**

Provided by: Kerry Farrugia, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**TRAFALGAR, VIC, 3824**

**Suburb Median Sale Price (House)**

**\$355,000**

01 July 2017 to 30 June 2018

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.



**52 DAVEY DR, TRAFALGAR, VIC 3824**

3 2 2

**Sale Price**

**\$415,000**

Sale Date: 22/09/2017

Distance from Property: 98m



**37 VINCENT BVD, TRAFALGAR, VIC 3824**

3 1 2

**Sale Price**

**\$415,500**

Sale Date: 30/06/2017

Distance from Property: 699m



**52 COLLINGWOOD DR, TRAFALGAR, VIC 3824**

4 2 2

**Sale Price**

**\$444,500**

Sale Date: 25/11/2017

Distance from Property: 391m



This report has been compiled on 02/08/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**65 DAVEY DR, TRAFALGAR, VIC 3824**

 **4**  **2**  **2**

Sale Price

**\$420,000**

Sale Date: 14/11/2017

Distance from Property: 228m



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

2 FLORES STREET, TRAFALGAR, VIC

Indicative selling price

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

Single Price:

\$449,000

Median sale price

Median price

\$355,000

House

X

Unit


Suburb

TRAFALGAR

Period

01 July 2017 to 30 June 2018

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
52 DAVEY DR, TRAFALGAR, VIC 3824	\$415,000	22/09/2017
37 VINCENT BVD, TRAFALGAR, VIC 3824	\$415,500	30/06/2017
52 COLLINGWOOD DR, TRAFALGAR, VIC 3824	\$444,500	25/11/2017
65 DAVEY DR, TRAFALGAR, VIC 3824	\$420,000	14/11/2017