

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

21 VILLENEUVE DRIVE, TRAFALGAR

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$320,000

\*House

X

\*Unit

Suburb  
or locality

TRAFALGAR

Period - From

JAN 2017

to

MAY 2017

Source

CORE LOGIC RP DATA

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

26 VINCENT BLVD, TRAFALGAR	\$420,000	MAR 2017
19 DAVEY DRIVE, TRAFALGAR	\$380,000	AUG 2017
34 ANZAC ROAD, TRAFALGAR	365,000	JULY 2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

