# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

56 Vincent Boulevard Trafalgar VIC 3824

#### Indicative selling price

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

Single Price	\$439,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$393,500	Prope	erty type		House	Suburb	Trafalgar
Period-from	01 Nov 2018	to	31 Oct 2019 Source			Corelogic	

#### 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
125 School Road Trafalgar VIC 3824	\$430,000	02-Aug-19
7 Carnegie Court Trafalgar VIC 3824	\$435,000	03-Jun-19
85 Davey Drive Trafalgar VIC 3824	\$435,000	30-Jan-19

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.

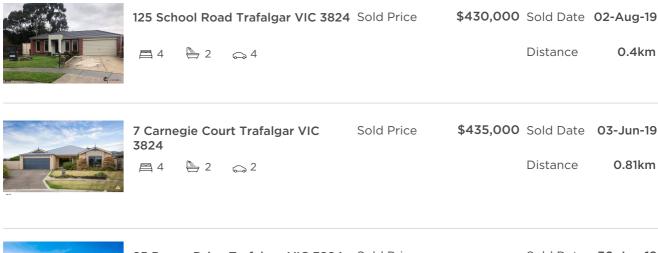
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85 Davey Drive Trafalgar VIC 3824	Sold Price	Sold Date	30-Jan-19
🛱 4   🏷 2 🞧 2		Distance	1.39km

RS = Recent sale UN = Undisclosed Sale

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