

STATEMENT OF INFORMATION

4 BERENGER AVENUE, TRAFALGAR, VIC 3824

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BERENGER AVENUE, TRAFALGAR, VIC



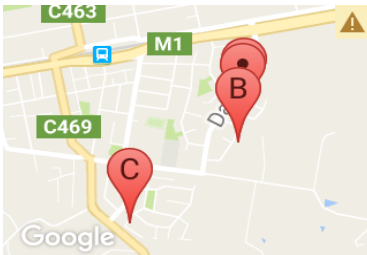
Indicative Selling Price

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

\$479,000

Provided by: Stuart Wildblood, Danny Edebohl's Property Sales

SUBURB MEDIAN



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$319,000

01 April 2016 to 31 March 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 BERENGER AVE, TRAFALGAR, VIC 3824



Sale Price

\$514,000

Sale Date: 22/10/2016

Distance from Property: 40m



30 VILLENEUVE DR, TRAFALGAR, VIC 3824



Sale Price

\$485,000

Sale Date: 12/09/2016

Distance from Property: 175m



3 FERNLEA CL, TRAFALGAR, VIC 3824



Sale Price

\$460,000

Sale Date: 28/09/2016

Distance from Property: 1km



This report has been compiled on 13/06/2017 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2017 - 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

4 BERENGER AVENUE, TRAFALGAR, VIC 3824

Indicative selling price

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

Single Price / Range

\$479,000

Median sale price

Median price

\$319,000

House

X

Unit


Suburb

TRAFALGAR

Period

01 April 2016 to 31 March 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
3 BERENGER AVE, TRAFALGAR, VIC 3824	\$514,000	22/10/2016
30 VILLENEUVE DR, TRAFALGAR, VIC 3824	\$485,000	12/09/2016
3 FERNLEA CL, TRAFALGAR, VIC 3824	\$460,000	28/09/2016