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

55 Davey Drive 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	\$490,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$437,500	Prop	erty type		House	Suburb	Trafalgar
Period-from	01 Apr 2020	to	31 Mar 2	2021	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
71 Davey Drive Trafalgar VIC 3824	\$530,000	26-Mar-21
35 Collingwood Drive Trafalgar VIC 3824	\$520,000	01-Dec-20
39 Berenger Avenue Trafalgar VIC 3824	\$467,000	08-Dec-20

OR

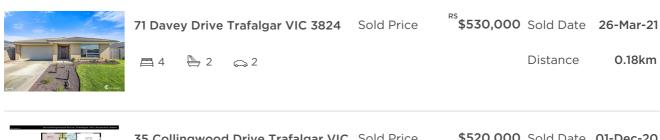
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 April 2021



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39 Berenger Avenue Trafalgar VIC
Sold Price
\$467,000
Sold Date
08-Dec-20

3824
Image: A transformed a structure of the str

RS = Recent sale UN = Undisclosed Sale

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