



STATEMENT OF INFORMATION

7 VINCENT BOULEVARD, TRAFALGAR, VIC 3824

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 VINCENT BOULEVARD, TRAFALGAR,

3 2 -

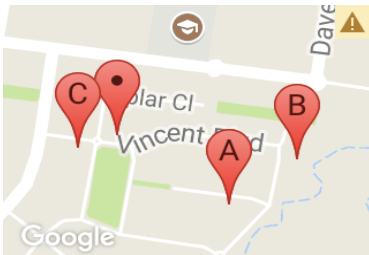
Indicative Selling Price

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

Single Price: **\$408,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$333,500

01 January 2017 to 31 December 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.



2 ACACIA CL, TRAFALGAR, VIC 3824

4 2 2

Sale Price

\$390,000

Sale Date: 04/08/2017

Distance from Property: 221m



39 VINCENT BVD, TRAFALGAR, VIC 3824

4 2 2

Sale Price

\$393,000

Sale Date: 20/11/2017

Distance from Property: 295m



2 MAPLE ST, TRAFALGAR, VIC 3824

3 2 2

Sale Price

\$400,000

Sale Date: 05/12/2017

Distance from Property: 66m



This report has been compiled on 26/02/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

7 VINCENT BOULEVARD, TRAFALGAR, VIC 3824

Indicative selling price

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

Single Price:

\$408,000

Median sale price

Median price

\$333,500

House

X

Unit

Suburb

TRAFALGAR

Period

01 January 2017 to 31 December 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
2 ACACIA CL, TRAFALGAR, VIC 3824	\$390,000	04/08/2017
39 VINCENT BVD, TRAFALGAR, VIC 3824	\$393,000	20/11/2017
2 MAPLE ST, TRAFALGAR, VIC 3824	\$400,000	05/12/2017