



STATEMENT OF INFORMATION

42 COLLINGWOOD DRIVE, 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



42 COLLINGWOOD DRIVE, TRAFALGAR,

4 2 6

Indicative Selling Price

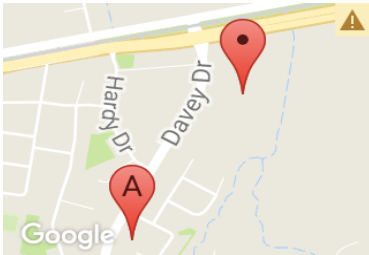
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$695,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$390,000

01 October 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5 BULLEN CRT, TRAFALGAR, VIC 3824

5 2 2

Sale Price

\$665,000

Sale Date: 17/05/2017

Distance from Property: 633m



This report has been compiled on 02/03/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - 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

Property offered for

Address
Including suburb and

42 COLLINGWOOD DRIVE, TRAFALGAR, VIC 3824

Indicative selling price

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

Single Price:

\$695,000

Median sale price

Median price

\$390,000

House

X

Unit


Suburb

TRAFALGAR

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable	Price	Date of sale
5 BULLEN CRT, TRAFALGAR, VIC 3824	\$665,000	17/05/2017