



STATEMENT OF INFORMATION

45 ASHBY STREET, TRAFALGAR, VIC 3824

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 ASHBY STREET, TRAFALGAR, VIC 3824  3  1  1

Indicative Selling Price

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

Single Price: **\$279,000**

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$319,500

01 January 2017 to 30 June 2017

Provided by: 

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.



68 ANZAC RD, TRAFALGAR, VIC 3824

 3  1  -

Sale Price

\$240,000

Sale Date: 22/04/2017

Distance from Property: 391m



32 CROSS ST, TRAFALGAR, VIC 3824

 3  2  2

Sale Price

\$365,000

Sale Date: 13/04/2017

Distance from Property: 622m



53 SCHOOL RD, TRAFALGAR, VIC 3824

 3  1  1

Sale Price

\$279,400

Sale Date: 12/04/2017

Distance from Property: 142m



This report has been compiled on 24/07/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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13 CENTENARY DR, TRAFALGAR, VIC 3824

3 2 1

Sale Price

\$290,000

Sale Date: 28/02/2017

Distance from Property: 288m



15 PRINCES HWY, TRAFALGAR, VIC 3824

4 1 2

Sale Price

\$260,000

Sale Date: 08/12/2016

Distance from Property: 599m



52 CONTINGENT ST, TRAFALGAR, VIC 3824

4 1 1

Sale Price

\$270,000

Sale Date: 28/11/2016

Distance from Property: 215m



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

45 ASHBY STREET, TRAFALGAR, VIC 3824

Indicative selling price

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

Single Price:

\$279,000

Median sale price

Median price

\$319,500

House

X

Unit


Suburb

TRAFALGAR

Period

01 January 2017 to 30 June 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
68 ANZAC RD, TRAFALGAR, VIC 3824	\$240,000	22/04/2017
32 CROSS ST, TRAFALGAR, VIC 3824	\$365,000	13/04/2017
53 SCHOOL RD, TRAFALGAR, VIC 3824	\$279,400	12/04/2017
13 CENTENARY DR, TRAFALGAR, VIC 3824	\$290,000	28/02/2017

15 PRINCES HWY, TRAFALGAR, VIC 3824	\$260,000	08/12/2016
52 CONTINGENT ST, TRAFALGAR, VIC 3824	\$270,000	28/11/2016