

STATEMENT OF INFORMATION

45 VINCENT BOULEVARD, TRAFALGAR, VIC

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 VINCENT BOULEVARD, TRAFALGAR,

4 2 2

Indicative Selling Price

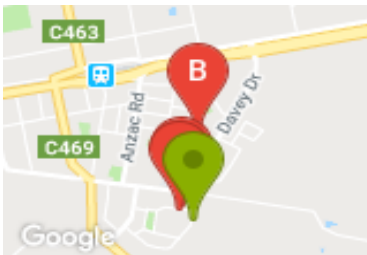
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$429,900

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

MEDIAN SALE PRICE



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$352,500

01 July 2017 to 30 June 2018

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.



26 VINCENT BVD, TRAFALGAR, VIC 3824

3 2 2

Sale Price

\$420,000

Sale Date: 20/03/2017

Distance from Property: 125m



3 CARNEGIE CRT, TRAFALGAR, VIC 3824

4 2 2

Sale Price

\$437,500

Sale Date: 13/06/2017

Distance from Property: 640m



27 VINCENT BVD, TRAFALGAR, VIC 3824

3 2 3

Sale Price

****\$418,000**

Sale Date: 12/07/2018

Distance from Property: 137m



This report has been compiled on 30/07/2018 by Danny Edebohl's 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 1980

Property offered for sale

Address
Including suburb and
postcode

45 VINCENT BOULEVARD, TRAFALGAR, VIC

Indicative selling price

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

Single Price:

\$429,900

Median sale price

Median price

\$352,500

House

X

Unit


Suburb

TRAFALGAR

Period

01 July 2017 to 30 June 2018

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 |
|-------------------------------------|-------------|--------------|
| 26 VINCENT BVD, TRAFALGAR, VIC 3824 | \$420,000 | 20/03/2017 |
| 3 CARNEGIE CRT, TRAFALGAR, VIC 3824 | \$437,500 | 13/06/2017 |
| 27 VINCENT BVD, TRAFALGAR, VIC 3824 | **\$418,000 | 12/07/2018 |