



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**130 School Road,  
TRAFALGAR 3824**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$650,000**

### Median sale price

Median **House** for **T RAFALGAR** for period **Nov 2016 - Dec 2017**

Sourced from **Pricefinder**.

**\$325,000**

### 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 the most comparable to the property for sale.

**28 Collingwood Drive ,  
Trafalgar 3824**

**Price \$507,000** Sold 25  
October 2017

**23 Fernlea Close ,  
Trafalgar 3824**

**Price \$520,000** Sold 29 June  
2017

**13 Nelson Road ,  
Trafalgar 3824**

**Price \$545,000** Sold 07 July  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 bed

2 baths

2 parking

**John Kerr Real Estate  
(Trafalgar) Pty Ltd**

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### Contact agents



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