

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**46 Villeneuve Drive,  
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 \$480,000**

### Median sale price

Median **House** for **T RAFALGAR** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$390,000**

### 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.

**38 Berenger Avenue,**  
Trafalgar 3824

Price **\$525,000** Sold 19 June  
2019

**3 Flores Street,**  
Trafalgar 3824

Price **\$462,500** Sold 30  
March 2019

**14 Villeneuve Drive,**  
Trafalgar 3824

Price **\$508,000** Sold 23  
March 2019

This Statement of Information was prepared on 6th Nov 2019

### 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 beds



2 baths



2 parking

**John Kerr Real Estate  
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### Contact agents



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