

STATEMENT OF INFORMATION

28 DAVEY DRIVE, TRAFALGAR, VIC 3824

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 DAVEY DRIVE, TRAFALGAR, VIC 3824  4  2  3

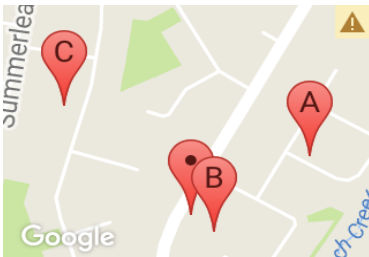
Indicative Selling Price

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

Single Price: **\$620,000**

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$328,000

01 April 2017 to 30 September 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.



3 BERENGER AVE, TRAFALGAR, VIC 3824  4  2  3

Sale Price

\$514,000

Sale Date: 22/10/2016

Distance from Property: 219m 



5 BULLEN CRT, TRAFALGAR, VIC 3824  5  2  2

Sale Price

\$665,000

Sale Date: 17/05/2017

Distance from Property: 47m 



25 MURRAY ST, TRAFALGAR, VIC 3824  3  3  3

Sale Price

\$553,250

Sale Date: 30/08/2016

Distance from Property: 283m 

This report has been compiled on 27/10/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - 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

28 DAVEY DRIVE, TRAFALGAR, VIC 3824

Indicative selling price

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

Single Price:

\$620,000

Median sale price

Median price

\$328,000

House

Unit

Suburb

TRAFALGAR

Period

01 April 2017 to 30 September 2017

Source

pricfinder

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
3 BERENGER AVE, TRAFALGAR, VIC 3824	\$514,000	22/10/2016
5 BULLEN CRT, TRAFALGAR, VIC 3824	\$665,000	17/05/2017
25 MURRAY ST, TRAFALGAR, VIC 3824	\$553,250	30/08/2016