

STATEMENT OF INFORMATION

10 DODEMAIDES ROAD, TRAFALGAR, VIC 3824

PREPARED BY DANNY EDEBOHLS, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 DODEMAIDES ROAD, TRAFALGAR, VIC 3 1 2

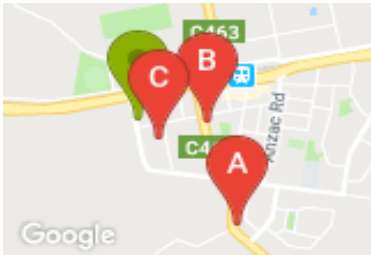
Indicative Selling Price

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

Single Price: **\$310,000**

Provided by: Danny Edebohls, Danny Edebohls Property Sales

MEDIAN SALE PRICE



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$397,500

01 January 2019 to 31 March 2019

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.



98 CONTINGENT ST, TRAFALGAR, VIC 3824 3 1 1

Sale Price

\$286,000

Sale Date: 28/01/2019

Distance from Property: 995m



20 ASHBY ST, TRAFALGAR, VIC 3824 3 2 1

Sale Price

\$307,500

Sale Date: 11/01/2019

Distance from Property: 448m



1 GUY CRT, TRAFALGAR, VIC 3824 3 1 2

Sale Price

\$305,000

Sale Date: 08/11/2018

Distance from Property: 193m

This report has been compiled on 14/05/2019 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

10 DODEMAIDES ROAD, TRAFALGAR, VIC 3824

Indicative selling price

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

Single Price: \$310,000

Median sale price

Median price \$397,500

House

Unit

Suburb TRAFALGAR

Period 01 January 2019 to 31 March 2019

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
98 CONTINGENT ST, TRAFALGAR, VIC 3824	\$286,000	28/01/2019
20 ASHBY ST, TRAFALGAR, VIC 3824	\$307,500	11/01/2019
1 GUY CRT, TRAFALGAR, VIC 3824	\$305,000	08/11/2018