



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 16 Dodemaides Road, TRAFALGAR 3824

House

4 beds

2 baths

4 parking

### Indicative selling price

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

**Range \$389,000 - \$427,900**

### Median sale price

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

Sourced from **Pricefinder**.

**\$395,000**

### 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.

**7 Princes Ave,**  
Trafalgar 3824

Price **\$415,000** Sold 01  
March 2019

**1 Ashby Street,**  
Trafalgar 3824

Price **\$410,000** Sold 23  
October 2019

**6 Ferguson Place,**  
Trafalgar 3824

Price **\$400,000** Sold 30 July  
2019

This Statement of Information was prepared on 23rd Dec 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.

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

2/87 Princes Highway,  
Trafalgar VIC 3824

### Contact agents



**Peter Heathcote**

0488 024 172

[peter@johnkerr.com.au](mailto:peter@johnkerr.com.au)

