

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1 & 2/21 Camp Street, Trentham Vic 3458

Indicative selling price

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

Range between \$830,000 & \$860,000

Median sale price

Median price \$1,125,000 Property Type House Suburb Trentham

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	9 Market St TRENTHAM 3458	\$860,000	21/03/2023
2	16 High St TRENTHAM 3458	\$850,000	06/12/2022
3	4a Albert St TRENTHAM 3458	\$780,000	07/11/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

08/04/2024 11:43

1 & 2/21 Camp Street, Trentham Vic 3458

**Jellis
Craig**

Jenny Stewart
03 5427 2800
0408 389 071

jennystewart@jellisrcraig.com.au

Indicative Selling Price

\$830,000 - \$860,000

Median House Price

Year ending December 2023: \$1,125,000



 3  2  2

Rooms: 8

Property Type: House

Land Size: 558m2 sqm approx

Agent Comments

Comparable Properties



9 Market St TRENTHAM 3458 (REI/VG)

Agent Comments

 3  1  2

Price: \$860,000

Method: Private Sale

Date: 21/03/2023

Property Type: House

Land Size: 556 sqm approx



16 High St TRENTHAM 3458 (REI/VG)

Agent Comments

 3  1  2

Price: \$850,000

Method: Private Sale

Date: 06/12/2022

Property Type: House

Land Size: 785 sqm approx



4a Albert St TRENTHAM 3458 (REI/VG)

Agent Comments

 3  2  2

Price: \$780,000

Method: Private Sale

Date: 07/11/2023

Property Type: House

Land Size: 325 sqm approx

Account - Jellis Craig | P: 0354272800 | F: 0354272811



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Median sale price

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2	16 High St TRENTHAM 3458	\$850,000	06/12/2022
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 07/04/2024 11:29

1 & 2/21 Camp Street, Trentham Vic 3458

**Jellis
Craig**

Jenny Stewart
03 5427 2800
0408 389 071

jennystewart@jellisrcraig.com.au



3 2 2

Rooms: 8

Property Type: House

Land Size: 478m² sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$880,000

Median House Price

Year ending December 2023: \$1,125,000

Comparable Properties



9 Market St TRENTHAM 3458 (REI/VG)

Agent Comments

3 1 2

Price: \$860,000

Method: Private Sale

Date: 21/03/2023

Property Type: House

Land Size: 556 sqm approx



16 High St TRENTHAM 3458 (REI/VG)

Agent Comments

3 1 2

Price: \$850,000

Method: Private Sale

Date: 06/12/2022

Property Type: House

Land Size: 785 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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