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 Manna Lane, Trentham Vic 3458

Indicative selling price

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

Single price $1,120,000

Median sale price

Median price	$1,285,000	Property Type	House	Suburb	Trentham
Period - From	01/07/2022	to 30/06/2023		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	15 Beatties Rd TRENTHAM 3458	$1,220,000	04/10/2022
2	1 Rocke Ct TRENTHAM 3458	$1,200,000	13/01/2023
3	27 Gleeson St TRENTHAM 3458	$1,110,000	20/06/2022

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: 25/09/2023 12:55

CONSUMER AFFAIRS VICTORIA

1 Manna Lane, Trentham Vic 3458

Paul Keane
0419 330571
Keaneproperty44@gmail.com

🛏 3   🛁 2   🚗 2

Property Type: Low Density
Residential Zone
Land Size: 4405 sqm approx

Agent Comments

Indicative Selling Price
$1,120,000
Median House Price
Year ending June 2023: $1,285,000

Comparable Properties

15 Beatties Rd TRENTHAM 3458 (REI/VG)

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Price: $1,220,000
Method: Private Sale
Date: 04/10/2022
Property Type: House
Land Size: 2800 sqm approx

Agent Comments

1 Rocke Ct TRENTHAM 3458 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $1,200,000
Method: Private Sale
Date: 13/01/2023
Property Type: House
Land Size: 4229 sqm approx

Agent Comments

27 Gleeson St TRENTHAM 3458 (VG)

🛏 4   🛁 -   🚗 -

Price: $1,110,000
Method: Sale
Date: 20/06/2022
Property Type: House (Res)
Land Size: 1724 sqm approx

Agent Comments

Account - Keane & Co Real Estate