

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

17 Gunyah Drive, Trentham Vic 3458

Indicative selling price

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

Single price \$1,495,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Trentham

Period - From 01/04/2023

to 31/03/2024

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	30 Victoria St TRENTHAM 3458	\$1,650,000	15/08/2023
2	10 Gleeson St TRENTHAM 3458	\$1,600,000	14/02/2024
3	6 Wallaby Jack Rd TRENTHAM 3458	\$1,525,000	27/02/2024

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:

30/04/2024 19:24

17 Gunyah Drive, Trentham Vic 3458

Paul Keane
0419 330571
Keaneproperty44@gmail.com



 3  2  2

Property Type: Low Density Residential Zone
Land Size: 3711 sqm approx
Agent Comments

Indicative Selling Price
\$1,495,000
Median House Price
Year ending March 2024: \$1,050,000

Comparable Properties



30 Victoria St TRENTHAM 3458 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,650,000
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 2000 sqm approx



10 Gleeson St TRENTHAM 3458 (REI)

Agent Comments

 4  2  6

Price: \$1,600,000
Method: Private Sale
Date: 14/02/2024
Property Type: House
Land Size: 3000 sqm approx



6 Wallaby Jack Rd TRENTHAM 3458 (REI)

Agent Comments

 4  2  2

Price: \$1,525,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 2033 sqm approx

Account - Keane & Co Real Estate



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