

# 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

3 Victoria Street, Trentham Vic 3458

### Indicative selling price

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

Single price \$750,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Trentham

Period - From 01/10/2022

to 30/09/2023

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 Mulcahys Rd TRENTHAM 3458	\$780,000	09/02/2023
2	10 Quarry St TRENTHAM 3458	\$740,000	30/03/2023
3	13 Market St TRENTHAM 3458	\$720,000	20/09/2023

**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:

30/10/2023 16:05

3 Victoria Street, Trentham Vic 3458

Paul Keane  
0419 330571  
Keaneproperty44@gmail.com



 3  1  2

**Property Type:** General  
Neighbourhood Zone  
**Land Size:** 920 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$750,000  
**Median House Price**  
Year ending September 2023: \$1,200,000

## Comparable Properties



9 Mulcahys Rd TRENTHAM 3458 (REI/VG)

Agent Comments

 3  1  3

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 09/02/2023  
**Property Type:** House  
**Land Size:** 970 sqm approx



10 Quarry St TRENTHAM 3458 (VG)

Agent Comments

 2  -  -

**Price:** \$740,000  
**Method:** Sale  
**Date:** 30/03/2023  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx



13 Market St TRENTHAM 3458 (REI)

Agent Comments

 3  1  2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House  
**Land Size:** 609 sqm approx

Account - Keane & Co Real Estate



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