

# 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

31 Mullens Road, 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 \$1,895,000

### 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	2 Matheson St TRENTHAM 3458	\$1,975,000	04/03/2023
2	5 Lelant St TRENTHAM 3458	\$1,838,000	11/09/2023
3	29 Blue Mount Rd TRENTHAM 3458	\$1,775,000	05/08/2023

**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:

13/02/2024 15:17

31 Mullens Road, Trentham Vic 3458

Paul Keane  
0419 330571  
Keaneproperty44@gmail.com



 3  2  4

**Property Type:** House  
**Land Size:** 14200 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,895,000  
**Median House Price**  
Year ending December 2023: \$1,125,000

## Comparable Properties



**2 Matheson St TRENTHAM 3458 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$1,975,000  
**Method:** Auction Sale  
**Date:** 04/03/2023  
**Property Type:** House (Res)  
**Land Size:** 17000 sqm approx



**5 Lelant St TRENTHAM 3458 (REI/VG)**

**Agent Comments**

 3  2  3

**Price:** \$1,838,000  
**Method:** Private Sale  
**Date:** 11/09/2023  
**Property Type:** House  
**Land Size:** 1586 sqm approx



**29 Blue Mount Rd TRENTHAM 3458 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$1,775,000  
**Method:** Private Sale  
**Date:** 05/08/2023  
**Property Type:** House  
**Land Size:** 3996 sqm approx

**Account** - Keane & Co Real Estate



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