

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

39 Cosmo Road, Trentham Vic 3458

Indicative selling price

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

Range between \$1,040,000 & \$1,099,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Trentham

Period - From 03/09/2022 to 02/09/2023 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	5 Cosmo Rd TRENTHAM 3458	\$1,095,000	15/06/2022
2	5 Cosmo Rd TRENTHAM 3458	\$1,095,000	15/06/2022
3	9 Walters St TRENTHAM 3458	\$1,050,000	07/08/2022

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:

03/09/2023 11:56



Property Type: House (Res)
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$1,040,000 - \$1,099,000
Median House Price
03/09/2022 - 02/09/2023: \$1,200,000

Comparable Properties



5 Cosmo Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$1,095,000
Method: Sale
Date: 15/06/2022
Property Type: House (Res)
Land Size: 1796 sqm approx



5 Cosmo Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$1,095,000
Method: Sale
Date: 15/06/2022
Property Type: House (Res)
Land Size: 1796 sqm approx

9 Walters St TRENTHAM 3458 (VG)

Agent Comments



Price: \$1,050,000
Method: Sale
Date: 07/08/2022
Property Type: House (Res)
Land Size: 1514 sqm approx

Account - Harkin Estate Agents



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