

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	77 High St TRENTHAM 3458	\$950,000	30/09/2023
2	8 Walters St TRENTHAM 3458	\$910,000	18/12/2023
3	82c High St TRENTHAM 3458	\$890,000	31/01/2024

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:

6/46 Cosmo Road, Trentham Vic 3458

Paul Keane
0419 330571
Keaneproperty44@gmail.com



 3  2  2

Property Type: General
Neighbourhood Zone
Land Size: 917 sqm approx
Agent Comments

Indicative Selling Price
\$925,000 - \$995,000
Median House Price
Year ending March 2024: \$1,050,000

Comparable Properties



77 High St TRENTHAM 3458 (REI/VG)

Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 30/09/2023
Property Type: House
Land Size: 1108 sqm approx



8 Walters St TRENTHAM 3458 (REI/VG)

Agent Comments

 3  2  2

Price: \$910,000
Method: Private Sale
Date: 18/12/2023
Property Type: House
Land Size: 1313 sqm approx



82c High St TRENTHAM 3458 (VG)

Agent Comments

 4  -  -

Price: \$890,000
Method: Sale
Date: 31/01/2024
Property Type: House (Res)
Land Size: 675 sqm approx

Account - Keane & Co Real Estate



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