

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

7 Church Lane, Trentham Vic 3458

Indicative selling price

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

Range between

\$590,000

&

\$615,000

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	5 Church La TRENTHAM 3458	\$630,000	06/06/2023
2	20 Victoria St TRENTHAM 3458	\$600,000	14/01/2023
3	3/19 Market St TRENTHAM 3458	\$595,000	02/12/2022

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:

16/11/2023 11:47

7 Church Lane, Trentham Vic 3458



2 -

Property Type: House (Res)
Land Size: 323 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$615,000
Median House Price
Year ending September 2023: \$1,200,000

Comparable Properties

5 Church La TRENTHAM 3458 (VG)

Agent Comments

2 - -

Price: \$630,000
Method: Sale
Date: 06/06/2023
Property Type: House (Res)
Land Size: 1305 sqm approx

20 Victoria St TRENTHAM 3458 (REI/VG)

Agent Comments

- - -

Price: \$600,000
Method: Private Sale
Date: 14/01/2023
Property Type: Land
Land Size: 1650 sqm approx

3/19 Market St TRENTHAM 3458 (REI/VG)

Agent Comments

2 2 1

Price: \$595,000
Method: Private Sale
Date: 02/12/2022
Property Type: Townhouse (Single)
Land Size: 106 sqm approx

Account - Harkin Estate Agents



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