

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	9 Walters St TRENTHAM 3458	\$1,050,000	07/08/2022
2	15 Groves St TRENTHAM 3458	\$1,020,000	25/10/2022
3	16 Bowen St TRENTHAM 3458	\$997,000	25/10/2022

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:



3 2 2

Rooms: 6
Property Type: House
Land Size: 1313 sqm approx
Agent Comments

Indicative Selling Price

\$950,000 - \$995,000

Median House Price

Year ending June 2023: \$1,285,000

Comparable Properties

9 Walters St TRENTHAM 3458 (VG)

Agent Comments

3 - -

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



15 Groves St TRENTHAM 3458 (REI/VG)

Agent Comments

3 2 2

Price: \$1,020,000
Method: Private Sale
Date: 25/10/2022
Property Type: House
Land Size: 2007 sqm approx



16 Bowen St TRENTHAM 3458 (REI/VG)

Agent Comments

4 2 2

Price: \$997,000
Method: Private Sale
Date: 25/10/2022
Property Type: House
Land Size: 1010 sqm approx