

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

1 12 Cranneys Lane, Trentham Vic 3458

Indicative selling price

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

Range between

\$470,000

&

\$517,000

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	36 Cranneys La TRENTHAM 3458	\$550,000	30/04/2024
2	12 Brien St TRENTHAM 3458	\$525,000	30/11/2023
3	8 Falls Rd TRENTHAM 3458	\$495,000	03/05/2024

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:

05/06/2024 15:17

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

1 12 Cranneys Lane, Trentham Vic 3458



Property Type: Residential
Land Size: 1200 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$517,000
No median price available

Comparable Properties



36 Cranneys La TRENTHAM 3458 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 30/04/2024
Property Type: Land
Land Size: 1140 sqm approx



12 Brien St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 30/11/2023
Property Type: Land
Land Size: 1110 sqm approx



8 Falls Rd TRENTHAM 3458 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 03/05/2024
Property Type: Land
Land Size: 2020 sqm approx

Account - Harkin Estate Agents



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