

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 6/48 Cosmo Road, Trentham Vic 3458
Including suburb or locality and postcode

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$457,500

Property Type Vacant land

Suburb Trentham

Period - From 19/12/2022

to 18/12/2023

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	70 High St TRENTHAM 3458	\$390,000	05/09/2023
2	4/48 Cosmo Rd TRENTHAM 3458	\$354,000	02/08/2023
3	5a South St TRENTHAM 3458	\$330,000	02/08/2023

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:

19/12/2023 10:31

6/48 Cosmo Road, Trentham Vic 3458

Paul Keane
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Keaneproperty44@gmail.com



Property Type: Neighbourhood Residential Zone
Land Size: 954 sqm approx
Agent Comments

Indicative Selling Price
\$399,000
Median Land Price
19/12/2022 - 18/12/2023: \$457,500

Comparable Properties



70 High St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 05/09/2023
Property Type: Land
Land Size: 532 sqm approx

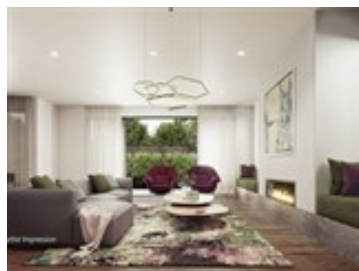


4/48 Cosmo Rd TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$354,000
Method: Private Sale
Date: 02/08/2023
Property Type: Land
Land Size: 764 sqm approx



5a South St TRENTHAM 3458 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 02/08/2023
Property Type: Land
Land Size: 447 sqm approx

Account - Keane & Co Real Estate



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