

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

18 Albert Street, Trentham Vic 3458

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Trentham

Period - From 01/01/2023

to 31/12/2023

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	15 Mulcahys Rd TRENTHAM 3458	\$1,200,000	16/10/2023
2	16 Victoria St TRENTHAM 3458	\$1,150,000	20/12/2022
3	4 Cranneys La TRENTHAM 3458	\$1,050,000	27/10/2023

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:

24/01/2024 12:10

18 Albert Street, Trentham Vic 3458



Property Type: Land
Land Size: 510 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000
Median House Price
Year ending December 2023: \$1,125,000

Comparable Properties



15 Mulcahys Rd TRENTHAM 3458 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 16/10/2023
Property Type: House
Land Size: 674 sqm approx



16 Victoria St TRENTHAM 3458 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 20/12/2022
Property Type: House
Land Size: 817 sqm approx



4 Cranneys La TRENTHAM 3458 (REI)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 27/10/2023
Property Type: House
Land Size: 2191 sqm approx

Account - Harkin Estate Agents



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