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	Lot 2/14 High St, 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 \$495,000

Median sale price

Median price	\$445,000	Pro	perty Type	Vacant	land	S	Suburb	Trentham
Period - From	07/10/2020	to	06/10/2021		Sour	rceR	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

Add	dress of comparable property	Price	Date of sale
1	20 Cosmo Rd TRENTHAM 3458	\$555,000	01/02/2021
2	2/46 Cosmo Rd TRENTHAM 3458	\$315,000	02/05/2021
3	46 Cosmo Rd TRENTHAM 3458	\$315,000	15/05/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	07/10/2021 10:41











Indicative Selling Price \$495,000 **Median Land Price** 07/10/2020 - 06/10/2021: \$445,000

Property Type: residential land Land Size: 701 sqm approx

Agent Comments

all services available with established trees and garden beds

Comparable Properties



20 Cosmo Rd TRENTHAM 3458 (REI/VG)

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(2) 3

Price: \$555,000 Method: Private Sale Date: 01/02/2021 Property Type: House Land Size: 987 sqm approx **Agent Comments**

2/46 Cosmo Rd TRENTHAM 3458 (VG)



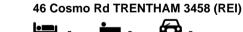




Price: \$315,000 Method: Sale Date: 02/05/2021 Property Type: Land

Land Size: 736 sqm approx

Agent Comments







Agent Comments

Price: \$315,000 Method: Private Sale Date: 15/05/2021 Property Type: Land

Land Size: 737 sqm approx

Account - Belle Property Trentham | P: 03 5424 1866



