

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

Lot 2/14 High St, Trentham Vic 3458

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

Property Type

Vacant land

Suburb

Trentham

Period - From

07/10/2020

to

06/10/2021

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	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 comparable properties 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



Property Type: residential land

Land Size: 701 sqm approx

Agent Comments

all services available with established trees and garden beds

Indicative Selling Price

\$495,000

Median Land Price

07/10/2020 - 06/10/2021: \$445,000

Comparable Properties



20 Cosmo Rd TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 01/02/2021

Property Type: House

Land Size: 987 sqm approx

2/46 Cosmo Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$315,000

Method: Sale

Date: 02/05/2021

Property Type: Land

Land Size: 736 sqm approx



46 Cosmo Rd TRENTHAM 3458 (REI)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 15/05/2021

Property Type: Land

Land Size: 737 sqm approx