

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

39 Cosmo Road, Trentham Vic 3458

Indicative selling price

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

Single price

\$995,000

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	3 Beatties Rd TRENTHAM 3458	\$1,150,000	20/10/2023
2	77 High St TRENTHAM 3458	\$950,000	30/09/2023
3	8 Walters St TRENTHAM 3458	\$910,000	18/12/2023

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 11:52

39 Cosmo Road, Trentham Vic 3458



 4  2  3

Property Type: House
Land Size: 991 sqm approx
Agent Comments

Indicative Selling Price
\$995,000

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

Comparable Properties



3 Beatties Rd TRENTHAM 3458 (VG)

Agent Comments

 4  -  -

Price: \$1,150,000
Method: Sale
Date: 20/10/2023
Property Type: House (Res)
Land Size: 707 sqm approx



77 High St TRENTHAM 3458 (REI)

Agent Comments

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 30/09/2023
Property Type: House
Land Size: 1108 sqm approx



8 Walters St TRENTHAM 3458 (REI)

Agent Comments

 3  2  2

Price: \$910,000
Method: Private Sale
Date: 18/12/2023
Property Type: House
Land Size: 1313 sqm approx

Account - Harkin Estate Agents



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