

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

9 Blue Mount Road, Trentham Vic 3458

Indicative selling price

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

Range between \$495,000

&

\$530,000

Median sale price

Median price \$520,000

House

X

Unit

Suburb or locality

Trentham

Period - From 01/10/2016

to

30/09/2017

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 eighteen 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	25 Cosmo Rd TRENTHAM 3458	\$554,000	19/04/2017
2	5 Victoria St TRENTHAM 3458	\$458,000	30/08/2016
3	14 Camp St TRENTHAM 3458	\$425,000	02/03/2017

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 eighteen months.

9 Blue Mount Road, Trentham Vic 3458

Frances Harkin

03 5424-1866

0425 766 799

frances@harkinproperty.com.au

Indicative Selling Price

\$495,000 - \$530,000

Median House Price

Year ending September 2017: \$520,000



 2  1  0

Rooms:

Property Type: House

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties

25 Cosmo Rd TRENTHAM 3458 (REI/VG)

Agent Comments

 3  2  2

Price: \$554,000

Method: Private Sale

Date: 19/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 1200 sqm approx

5 Victoria St TRENTHAM 3458 (REI/VG)

Agent Comments

 3  1  1

Price: \$458,000

Method: Private Sale

Date: 30/08/2016

Rooms: 6

Property Type: House (Res)

Land Size: 1131 sqm approx



14 Camp St TRENTHAM 3458 (REI/VG)

Agent Comments

 3  1  4

Price: \$425,000

Method: Private Sale

Date: 02/03/2017

Rooms: -

Property Type: House

Land Size: 758 sqm approx