# 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 andpostcode

20 Beatties Road, Trentham Vic 3458

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$855,000		& [		95,000		
Median sale pr	ice						
Median price	\$732,500	House	х	Unit		Suburb or locality	Trentham
Period - From	01/07/2017	to 30,	/06/2018		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

#### Account - Harkin Property | P: 03 5424 1866 | F: 03 5424 1717

propertydata

#### Generated: 29/08/2018 16:06

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Land Size: 24282 sqm approx Agent Comments Frances Harkin 03 5424-1866 0425 766 799 frances@harkinproperty.com.au

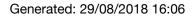
Indicative Selling Price \$855,000 - \$895,000 Median House Price Year ending June 2018: \$732,500

# **Comparable Properties**

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.

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REIV 🗧 property data



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