

# 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

105 Blue Mount Road, Trentham Vic 3458

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,595,000

### Median sale price

Median price \$650,000

Property Type House

Suburb Trentham

Period - From 02/03/2020

to 01/03/2021

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 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	32 Victoria St TRENTHAM 3458	\$1,035,000	08/07/2020
2			
3			

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.~~

This Statement of Information was prepared on:

02/03/2021 15:49

105 Blue Mount Road, Trentham Vic 3458



Fiona Kelly  
03 5424 1866  
fiona.kelly@belleproperty.com



4 3 4

**Property Type:** House  
**Land Size:** 9996 sqm approx

**Agent Comments**

Dam, Separate studio, fully fenced paddock, berry and fruit orchards

**Indicative Selling Price**

\$1,595,000

**Median House Price**

02/03/2020 - 01/03/2021: \$650,000

## Comparable Properties



32 Victoria St TRENTHAM 3458 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 08/07/2020  
**Property Type:** House  
**Land Size:** 7863 sqm approx

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** - Belle Property Trentham | P: 03 5424 1866



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.