## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

le						
20 COSMO ROAD TRENTHAM VIC 3458						
e see consumer.vi	c.gov.aı	u/underquotir	ıg (*[	Delete single pric	e or range a	as applicable)
		or range between		\$950,000	&	\$1,045,000
Median sale price (*Delete house or unit as applicable)						
\$980,000	Property type		House	Suburb	Trentham	
01 Nov 2023	to 31 Oct 2024		Source	Corelogic		
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						
	se see consumer.vi  pplicable) \$980,000  01 Nov 2023  sales (*Delete A	20 COSMO ROAD To see see consumer.vic.gov.accopicable)  \$980,000 Propose to seales (*Delete A or B in properties sold within five int's representative considerations.	20 COSMO ROAD TRENTHAM of the see consumer.vic.gov.au/underquoting or range between the see consumer.vic.gov.au/underquoting or rang	20 COSMO ROAD TRENTHAM VIC  se see consumer.vic.gov.au/underquoting (*E	20 COSMO ROAD TRENTHAM VIC 3458  se see consumer.vic.gov.au/underquoting (*Delete single price or range between \$950,000  pplicable)  \$980,000 Property type House  01 Nov 2023 to 31 Oct 2024 Source sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sale-int's representative considers to be most comparable to the price of the property for sal	20 COSMO ROAD TRENTHAM VIC 3458  e see consumer.vic.gov.au/underquoting (*Delete single price or range or range seed between \$950,000 &  policable)  \$980,000 Property type House Suburb  01 Nov 2023 to 31 Oct 2024 Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's representative considers to be most comparable to the property for sale in the last 1 ort's property for sale i

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: 06 November 2024



В\*