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 and postcode

8 Cranneys Lane Trentham VIC 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$1,350,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$812,500	Property type		House		Suburb Trentham	
Period-from	01 Jan 2021	to	31 Dec 2	2021	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
4 Horvaths Road Trentham VIC 3458	\$1,320,000	29-Dec-21
5 Wallaby Jack Road Trentham VIC 3458	\$1,200,000	04-Aug-21
3 Falls Rise Trentham VIC 3458	\$1,167,500	15-Feb-21

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: 25 January 2022



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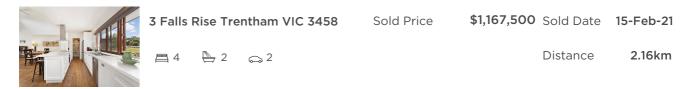
 ${\sf E} \ \ fiona.kelly@belleproperty.com$



4 Horvaths Road Trentham VIC 3458			Sold Price	^{RS} \$1,320,000	Sold Date	29-Dec-21
4	3	⇔ 2			Distance	2.05km



5 Walla 3458	nby Jack	Road Trentha	am VIC Sold Price	\$1,200,000	Sold Date	04-Aug-21
圔 4	2	్ల 2			Distance	2.86km



RS = Recent sale UN = Undisclosed Sale

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