

# 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 58 Cosmo Road, Trentham Vic 3458  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$1,095,000 & \$1,195,000

### Median sale price\*

Median price \$1,045,000 Property Type House Suburb Trentham

Period - From 08/11/2023 to 08/11/2024 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 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
1	47 Victoria St TRENTHAM 3458	\$1,050,000	18/09/2024
2	18 Cosmo Rd TRENTHAM 3458	\$985,000	04/09/2024
3	39 Cosmo Rd TRENTHAM 3458	\$965,000	27/08/2024

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: 08/11/2024 16:08

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

58 Cosmo Road, Trentham Vic 3458



 3  - 

**Property Type:** House (Res)  
**Land Size:** 2140 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,095,000 - \$1,195,000  
**Median House Price \***  
08/11/2023 - 08/11/2024: \$1,045,000  
\* Agent calculated median based on 3 sales

## Comparable Properties



47 Victoria St TRENTHAM 3458 (REI)

[Agent Comments](#)

 3  1  1

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 18/09/2024  
**Property Type:** House  
**Land Size:** 1351 sqm approx



18 Cosmo Rd TRENTHAM 3458 (REI)

[Agent Comments](#)

 3  2  2

**Price:** \$985,000  
**Method:** Private Sale  
**Date:** 04/09/2024  
**Property Type:** House  
**Land Size:** 986 sqm approx



39 Cosmo Rd TRENTHAM 3458 (REI)

[Agent Comments](#)

 4  2  3

**Price:** \$965,000  
**Method:** Private Sale  
**Date:** 27/08/2024  
**Property Type:** House  
**Land Size:** 991 sqm approx

Account - Harkin Estate Agents



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