

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

23 GROVES STREET 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$978,750

Property type

House

Suburb

Trentham

Period-from

01 Sep 2023

to

31 Aug 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

39 MARKET STREET TRENTHAM VIC 3458	\$980,000	09-May-24
18 COSMO ROAD TRENTHAM VIC 3458	\$985,000	04-Sep-24
39 COSMO ROAD TRENTHAM VIC 3458	\$965,000	27-Aug-24

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.~~

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Charles Batten

M 0476633522

E charles.batten@belleproperty.com



**39 MARKET STREET TRENTHAM
VIC 3458**

3 2 2

Sold Price **\$980,000** Sold Date **09-May-24**

Distance **0.23km**



**18 COSMO ROAD TRENTHAM VIC
3458**

3 2 2

Sold Price ^{RS} **\$985,000** ^{UN} Sold Date **04-Sep-24**

Distance **0.32km**



**39 COSMO ROAD TRENTHAM VIC
3458**

4 2 2

Sold Price ^{RS} **\$965,000** Sold Date **27-Aug-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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