

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

72 High Street, Trentham Vic 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$670,000

Median sale price

Median price

\$652,500

Property Type

House

Suburb

Trentham

Period - From

01/01/2020

to

31/12/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

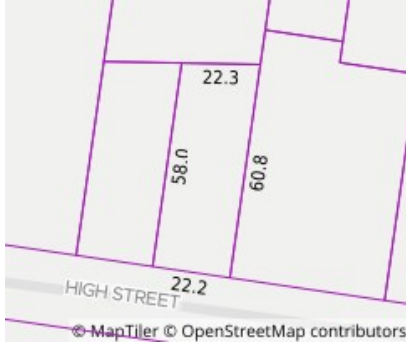
	Address of comparable property	Price	Date of sale
1	82a High St TRENTHAM 3458	\$660,000	29/09/2020
2	24 Bowen St TRENTHAM 3458	\$645,000	23/07/2020
3	2b Gamble St TRENTHAM 3458	\$612,500	05/05/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/02/2021 14:31



Property Type: house
Land Size: 1316 sqm approx
Agent Comments

Indicative Selling Price
\$670,000
Median House Price
Year ending December 2020: \$652,500

Comparable Properties



82a High St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 29/09/2020
Property Type: House (Res)
Land Size: 1400 sqm approx

24 Bowen St TRENTHAM 3458 (VG)

Agent Comments



Price: \$645,000
Method: Sale
Date: 23/07/2020
Property Type: House (Res)
Land Size: 1094 sqm approx



2b Gamble St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$612,500
Method: Private Sale
Date: 05/05/2020
Rooms: 6
Property Type: House (Res)
Land Size: 994 sqm approx