

# 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 or  
locality and postcode

11 Gunyah Drive, Trentham Vic 3458

### Indicative selling price

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

Single price

\$685,000

### Median sale price

Median price

\$392,500

Property Type

Vacant land

Suburb

Trentham

Period - From

14/05/2020

to

13/05/2021

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 eighteen 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	19 Gunyah Dr TRENTHAM 3458	\$547,000	05/11/2020
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

14/05/2021 11:30



**Property Type:** Residential Land

**Land Size:** 4039 sqm approx

Agent Comments

**Indicative Selling Price**

\$685,000

**Median Land Price**

14/05/2020 - 13/05/2021: \$392,500

## Comparable Properties



**19 Gunyah Dr TRENTHAM 3458 (REI/VG)**

Agent Comments



**Price:** \$547,000

**Method:** Private Sale

**Date:** 05/11/2020

**Property Type:** Land

**Land Size:** 4103 sqm approx

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 eighteen months.