

# 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

3 Falls Rise, 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

\$1,175,000

### 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 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	32 Victoria St TRENTHAM 3458	\$1,035,000	08/07/2020
2	34 Market St TRENTHAM 3458	\$980,000	16/12/2020
3	19 Mulcahys Rd TRENTHAM 3458	\$936,000	23/03/2020

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:

05/02/2021 14:40

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**Indicative Selling Price**

\$1,175,000

**Median House Price**

Year ending December 2020: \$652,500



4 2 2

**Property Type:** House (Res)

**Land Size:** 4000 sqm approx

Agent Comments

## Comparable Properties



**32 Victoria St TRENTHAM 3458 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,035,000

**Method:** Private Sale

**Date:** 08/07/2020

**Property Type:** House

**Land Size:** 7863 sqm approx



**34 Market St TRENTHAM 3458 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$980,000

**Method:** Private Sale

**Date:** 16/12/2020

**Property Type:** House

**Land Size:** 1200 sqm approx



**19 Mulcahys Rd TRENTHAM 3458 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$936,000

**Method:** Private Sale

**Date:** 23/03/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 1145 sqm approx