

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

57 Cosmo Road, Trentham Vic 3458

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$485,000

&

\$515,000

Median sale price

Median price

\$554,000

House

X

Unit

Suburb or locality

Trentham

Period - From

01/01/2017

to

31/12/2017

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		
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.

57 Cosmo Road, Trentham Vic 3458

Frances Harkin

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Indicative Selling Price

\$485,000 - \$515,000

Median House Price

Year ending December 2017: \$554,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1995 sqm approx

Agent Comments

Comparable Properties

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.