

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

1a Camp Street, Trentham Vic 3458

Indicative selling price

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

Range between

\$650,000

&

\$670,000

Median sale price*

Median price

\$630,000

House

X

Unit

Suburb

Trentham

Period - From

01/04/2018

to

31/03/2019

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	21 Mulcahys Rd TRENTHAM 3458	\$700,000	01/06/2018
2	17 Bowen St TRENTHAM 3458	\$635,000	13/02/2019
3	10b Victoria St TRENTHAM 3458	\$605,000	26/09/2018

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.

1a Camp Street, Trentham Vic 3458



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$670,000
Median House Price *
01/04/2018 - 31/03/2019: \$630,000
* Agent calculated median

Comparable Properties

21 Mulcahys Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 01/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 553 sqm approx

17 Bowen St TRENTHAM 3458 (VG)

Agent Comments



Price: \$635,000
Method: Sale
Date: 13/02/2019
Rooms: -
Property Type: House (Res)



10b Victoria St TRENTHAM 3458 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 26/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 945 sqm approx