#### 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	Hou	use 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.

Add	dress 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

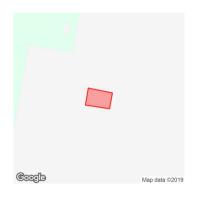
#### OR

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.





Generated: 25/06/2019 16:43





**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)

**-**3



Price: \$700.000 Method: Sale Date: 01/06/2018

Rooms: -

Property Type: House (Res) Land Size: 553 sqm approx **Agent Comments** 

17 Bowen St TRENTHAM 3458 (VG)

**1** 2





Agent Comments

Price: \$635,000 Method: Sale Date: 13/02/2019

Rooms: -

Property Type: House (Res)

10b Victoria St TRENTHAM 3458 (VG)

**--**3





**Agent Comments** 

Price: \$605,000 Method: Sale Date: 26/09/2018

Rooms: -

Property Type: House (Res) Land Size: 945 sqm approx

**Account** - Harkin Property | P: 03 5424 1866 | F: 03 5424 1717





Generated: 25/06/2019 16:43