

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode 2 FALLS ROAD, TRENTHAM, VIC 3458

#### Indicative selling price

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

Price Range: \$900,000 to \$1,000,000

#### Median sale price

Median price \$465,000

House

X

Unit

Suburb

TRENTHAM

Period 01 July 2016 to 30 June 2017

Source

 pricefinder

#### Comparable property sales

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
90 BEACHES LANE, NEWBURY, VIC 3458	Price Withheld	23/05/2017
31 LOCKHEEDS RD, LITTLE HAMPTON, VIC 3458	\$1,050,000	31/08/2016
9 VICTORIA ST, TRENTHAM, VIC 3458	\$805,000	13/08/2016

[consumer.vic.gov.au/](http://consumer.vic.gov.au/)

