

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

4 Camp Street, Trentham Vic 3458

Indicative selling price

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

Range between

\$750,000

&

\$795,000

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	14 Racecourse Rd TRENTHAM 3458	\$895,000	17/11/2017
2	14 Gleeson St TRENTHAM 3458	\$890,000	07/12/2016
3	11 Gleeson St TRENTHAM 3458	\$730,000	01/03/2018

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.~~

4 Camp Street, Trentham Vic 3458



3 2 2

Rooms:
Property Type: House
Land Size: 1770 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
Median House Price
Year ending December 2017: \$554,000

Comparable Properties



14 Racecourse Rd TRENTHAM 3458 (REI)

Agent Comments

2 2 2

Price: \$895,000
Method: Private Sale
Date: 17/11/2017
Rooms: 7
Property Type: House
Land Size: 6311 sqm approx



14 Gleeson St TRENTHAM 3458 (REI/VG)

Agent Comments

4 2 -

Price: \$890,000
Method: Private Sale
Date: 07/12/2016
Rooms: 7
Property Type: House
Land Size: 12141 sqm approx



11 Gleeson St TRENTHAM 3458 (REI)

Agent Comments

4 2 4

Price: \$730,000
Method: Private Sale
Date: 01/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 3934 sqm approx