

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

40 Park Street, Trentham Vic 3458

Indicative selling price

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

Range between

\$490,000

&

\$510,000

Median sale price

Median price

\$672,500

House

X

Unit

Suburb or locality

Trentham

Period - From

01/04/2017

to

31/03/2018

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	39 Cosmo Rd TRENTHAM 3458	\$530,000	18/04/2018
2	24 Bowen St TRENTHAM 3458	\$508,000	17/05/2018
3	42 Park St TRENTHAM 3458	\$504,000	15/01/2018

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.~~

40 Park Street, Trentham Vic 3458



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 1120 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$510,000
Median House Price
Year ending March 2018: \$672,500

Comparable Properties

39 Cosmo Rd TRENTHAM 3458 (VG)

Agent Comments

 4  -  -

Price: \$530,000
Method: Sale
Date: 18/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 1011 sqm approx



24 Bowen St TRENTHAM 3458 (REI)

Agent Comments

 3  2  2

Price: \$508,000
Method: Private Sale
Date: 17/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 1094 sqm approx

42 Park St TRENTHAM 3458 (VG)

Agent Comments

 3  -  -

Price: \$504,000
Method: Sale
Date: 15/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 1041 sqm approx