### 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	40 Park Street, Trentham Vic 3458
Including suburb or	, and the second
locality andpostcode	

#### 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	Hou	se	Х	Unit		Suburb or locality	Trentham
Period - From	01/04/2017	to	31/03/	/2018		Source	REIV	

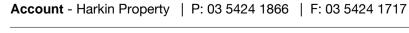
## Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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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)





Price: \$530.000 Method: Sale Date: 18/04/2018

Rooms: -

Property Type: House (Res) Land Size: 1011 sqm approx **Agent Comments** 

24 Bowen St TRENTHAM 3458 (REI)









Agent Comments

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)

**=** 3





Price: \$504,000 Method: Sale Date: 15/01/2018 Rooms: -

Property Type: House (Res) Land Size: 1041 sqm approx **Agent Comments** 

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