

# 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

3 Lelant Street, Trentham Vic 3458

### Indicative selling price

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

Single price

\$799,900

### Median sale price

Median price

\$660,000

Property Type

House

Suburb

Trentham

Period - From

09/04/2020

to

08/04/2021

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 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
1	22 Camp St TRENTHAM 3458	\$770,000	07/01/2021
2	5 South St TRENTHAM 3458	\$765,000	01/02/2021
3	3 Bowen St TRENTHAM 3458	\$760,000	07/12/2020

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 18 months.~~

This Statement of Information was prepared on:

09/04/2021 11:52



3 2 1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1196 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$799,900  
**Median House Price**  
09/04/2020 - 08/04/2021: \$660,000

## Comparable Properties



**22 Camp St TRENTHAM 3458 (VG)**

Agent Comments

3 - -

**Price:** \$770,000  
**Method:** Sale  
**Date:** 07/01/2021  
**Property Type:** House (Res)  
**Land Size:** 929 sqm approx



**5 South St TRENTHAM 3458 (REI)**

Agent Comments

3 2 2

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 01/02/2021  
**Property Type:** House  
**Land Size:** 841 sqm approx



**3 Bowen St TRENTHAM 3458 (REI/VG)**

Agent Comments

3 1 4

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 07/12/2020  
**Property Type:** House  
**Land Size:** 1195 sqm approx