

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

7 Walters Street, Trentham Vic 3458

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$672,500 House ☒ 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	Lot 2/1 Gunyah Dr TRENTHAM 3458	\$415,000	08/02/2018
2	4 Wallaby Jack Rd TRENTHAM 3458	\$375,000	10/11/2017
3	Lot 2/113 High St TRENTHAM 3458	\$350,000	31/03/2018

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.~~

7 Walters Street, Trentham Vic 3458



Rooms:
Property Type: Land
Land Size: 1947 sqm approx
Agent Comments

Indicative Selling Price
\$400,000
Median House Price
Year ending March 2018: \$672,500

Comparable Properties



Lot 2/1 Gunyah Dr TRENTHAM 3458 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 08/02/2018
Rooms: -
Property Type: Land (Res)
Land Size: 4009 sqm approx



4 Wallaby Jack Rd TRENTHAM 3458 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 10/11/2017
Rooms: -
Property Type: Land (Res)
Land Size: 2001 sqm approx

Lot 2/113 High St TRENTHAM 3458 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 31/03/2018
Rooms: -
Property Type: Land (Res)
Land Size: 1861 sqm approx