## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

10a Cranneys Lane, Trentham Vic 3458

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$1,049,000

#### Median sale price

Median price	\$775,000	Pro	perty Type Hou	ise	Suburb	Trentham
Period - From	28/10/2020	to	27/10/2021	Source	REIV	

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

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	34 Market St TRENTHAM 3458	\$980,000	16/12/2020
2	20 Park St TRENTHAM 3458	\$961,000	27/06/2021
3	2a Falls Rd TRENTHAM 3458	\$960,000	26/04/2021

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/10/2021 09:58



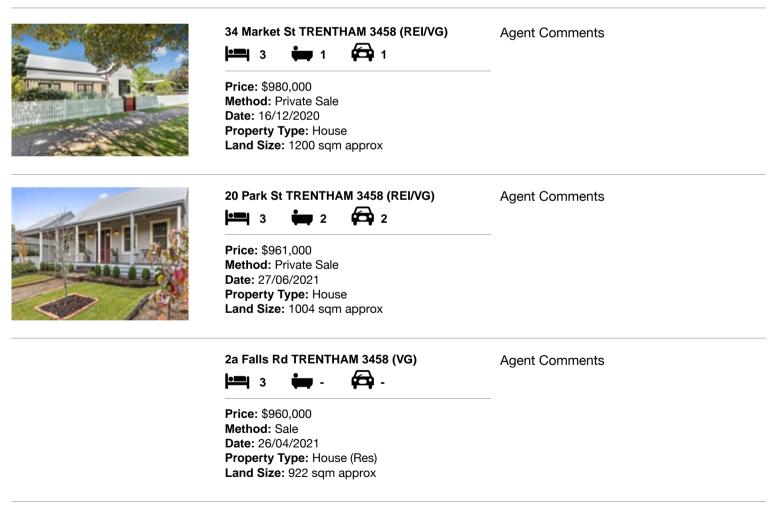






Property Type: Land Size: 1250 sqm approx Agent Comments Indicative Selling Price \$1,049,000 Median House Price 28/10/2020 - 27/10/2021: \$775,000

# **Comparable Properties**



#### Account - Belle Property Trentham | P: 03 5424 1866



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