

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

Single price

\$1,049,000

Median sale price

Median price

\$775,000

Property Type

House

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.

	Address 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



3 2 2

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



34 Market St TRENTHAM 3458 (REI/VG)

Agent Comments

3 1 1

Price: \$980,000
Method: Private Sale
Date: 16/12/2020
Property Type: House
Land Size: 1200 sqm approx



20 Park St TRENTHAM 3458 (REI/VG)

Agent Comments

3 2 2

Price: \$961,000
Method: Private Sale
Date: 27/06/2021
Property Type: House
Land Size: 1004 sqm approx

2a Falls Rd TRENTHAM 3458 (VG)

Agent Comments

3 - -

Price: \$960,000
Method: Sale
Date: 26/04/2021
Property Type: House (Res)
Land Size: 922 sqm approx