Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offered for sale

Address Including suburb or locality and postcode

86 High Street, Trentham Vic 3458

Indicative selling price

Period - From 15/10/2020

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$975,000							
Median sale price								
Median price	\$770,000	Property Type	House	Suburb	Trentham			

14/10/2021

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

to

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	32 Victoria St TRENTHAM 3458	\$1,035,000	08/07/2020
2	1 Groves St TRENTHAM 3458	\$872,000	24/03/2021
3	128 Mulcahys Rd TRENTHAM 3458	\$815,000	23/07/2021

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:

15/10/2021 18:08









Property Type: Land Land Size: 4102 sqm approx Agent Comments Indicative Selling Price \$975,000 Median House Price 15/10/2020 - 14/10/2021: \$770,000

Comparable Properties

	32 Victoria St TRENTHAM 3458 (REI/VG) 4 2 2 2 Price: \$1,035,000 Method: Private Sale Date: 08/07/2020 Property Type: House Land Size: 7863 sqm approx	Agent Comments
RT Edgar	1 Groves St TRENTHAM 3458 (REI/VG) Image: 3 Image: 2 Image: 2 Price: \$872,000 Method: Private Sale Date: 24/03/2021 Rooms: 7 Property Type: House (Res) Land Size: 2029 sqm approx	Agent Comments
	128 Mulcahys Rd TRENTHAM 3458 (REI) 3 1 2 Price: \$815,000 Method: Private Sale Date: 23/07/2021 Property Type: House Land Size: 2119 sqm approx	Agent Comments

Account - Belle Property Trentham | P: 03 5424 1866



propertydata

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