

# 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

86 High 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

\$975,000

### Median sale price

Median price

\$770,000

Property Type

House

Suburb

Trentham

Period - From

15/10/2020

to

14/10/2021

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	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



3   
 1   
 2

**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)**

**Agent Comments**

4   
 2   
 2

**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 08/07/2020  
**Property Type:** House  
**Land Size:** 7863 sqm approx



**1 Groves St TRENTHAM 3458 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$872,000  
**Method:** Private Sale  
**Date:** 24/03/2021  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 2029 sqm approx



**128 Mulcahys Rd TRENTHAM 3458 (REI)**

**Agent Comments**

3   
 1   
 2

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 23/07/2021  
**Property Type:** House  
**Land Size:** 2119 sqm approx