

# 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

12 Racecourse Road, 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

\$1,275,000

### Median sale price

Median price

\$775,000

Property Type

House

Suburb

Trentham

Period - From

30/10/2020

to

29/10/2021

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	1479 Daylesford Trentham Rd LYONVILLE 3461	\$1,195,000	25/12/2020
2	33 Brunts Rd BULLARTO 3461	\$1,145,000	07/09/2020
3	5 Cosmo Rd TRENTHAM 3458	\$1,015,000	14/08/2021

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:

30/10/2021 17:10



3   2   4

**Property Type:** House (Res)  
**Land Size:** 2433 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,275,000  
**Median House Price**  
30/10/2020 - 29/10/2021: \$775,000

## Comparable Properties



**1479 Daylesford Trentham Rd LYONVILLE 3461 (REI/VG)**

**Agent Comments**

4   2   1

**Price:** \$1,195,000  
**Method:** Private Sale  
**Date:** 25/12/2020  
**Property Type:** House  
**Land Size:** 35700 sqm approx



**33 Brunts Rd BULLARTO 3461 (REI/VG)**

**Agent Comments**

3   2   3

**Price:** \$1,145,000  
**Method:** Private Sale  
**Date:** 07/09/2020  
**Property Type:** House  
**Land Size:** 6070 sqm approx



**5 Cosmo Rd TRENTHAM 3458 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 14/08/2021  
**Property Type:** House  
**Land Size:** 1805 sqm approx

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