

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

3a Forest Street, Trentham Vic 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$475,000

Median sale price*

Median price \$521,000

Property Type Vacant land

Suburb Trentham

Period - From 01/07/2024

to 09/10/2024

Source Property data

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	8 Falls Rd TRENTHAM 3458	\$495,000	03/05/2024
2	36 Cranneys La TRENTHAM 3458	\$550,000	30/04/2024
3	6/48 Cosmo Rd TRENTHAM 3458	\$384,000	12/03/2024

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:

09/10/2024 15:29

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

3a Forest Street, Trentham Vic 3458



Property Type: Residential
Land Size: 1397SQM sqm approx
Agent Comments
SHED

Indicative Selling Price
\$475,000
Median Vacant Land Price *
01/07/2024 - 09/10/2024: \$521,000
* Agent calculated median based on 3 sales

Comparable Properties



8 Falls Rd TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 03/05/2024
Property Type: Land
Land Size: 2020 sqm approx



36 Cranneys La TRENTHAM 3458 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 30/04/2024
Property Type: Land
Land Size: 1140 sqm approx



6/48 Cosmo Rd TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$384,000
Method: Private Sale
Date: 12/03/2024
Property Type: Land
Land Size: 954 sqm approx

Account - Harkin Estate Agents



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