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	55 High Street, Trentham Vic 3458
locality andpostcode	

Indicative selling price

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

Single price \$510,000

Median sale price

Median price	\$520,000	Hou	ise X	Unit		Suburb or locality	Trentham
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

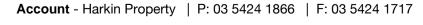
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	59 High St TRENTHAM 3458	\$615,000	19/10/2016
2	6 High St TRENTHAM 3458	\$562,500	08/10/2016
3	25 Cosmo Rd TRENTHAM 3458	\$554,000	19/04/2017

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 eighteen months.







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Property Type: House Agent Comments

Indicative Selling Price \$510,000 **Median House Price** Year ending September 2017: \$520,000

Comparable Properties



59 High St TRENTHAM 3458 (VG)





Price: \$615.000 Method: Sale Date: 19/10/2016

Rooms: -

Property Type: House (Res) Land Size: 1502 sqm approx

6 High St TRENTHAM 3458 (VG)

= 3





Agent Comments

Agent Comments

Price: \$562,500 Method: Sale Date: 08/10/2016

Rooms: -

Property Type: House (Res) Land Size: 3873 sqm approx

25 Cosmo Rd TRENTHAM 3458 (REI/VG)

= 3





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Price: \$554,000 Method: Private Sale Date: 19/04/2017 Rooms: 6

Property Type: House (Res) Land Size: 1200 sqm approx **Agent Comments**

Account - Harkin Property | P: 03 5424 1866 | F: 03 5424 1717





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