

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

55 High Street, Trentham Vic 3458

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

House

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.

Address 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.~~

55 High Street, Trentham Vic 3458



 3  2  2

Rooms:
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)

Agent Comments

 3  -  -

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)

Agent Comments

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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)

Agent Comments

 3  2  2

Price: \$554,000
Method: Private Sale
Date: 19/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 1200 sqm approx