

# 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

1 Falls 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 \$435,000

### Median sale price\*

Median price \$521,500

Property Type Vacant land

Suburb Trentham

Period - From 08/11/2023

to 08/11/2024

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	8 Falls Rd TRENTHAM 3458	\$495,000	03/05/2024
2	70 High St TRENTHAM 3458	\$423,500	07/04/2024
3	3 Falls Rd TRENTHAM 3458	\$525,000	24/08/2023

**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:

08/11/2024 15:51

1 Falls Road, Trentham Vic 3458



Property Type: Land

Agent Comments

Indicative Selling Price

\$435,000

Median Vacant Land Price \*

08/11/2023 - 08/11/2024: \$521,500

\* Agent calculated median

## 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

Keane  
& Co

SOLD  
OFF MARKET

70 High St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$423,500

Method: Private Sale

Date: 07/04/2024

Property Type: Land

Land Size: 532 sqm approx



3 Falls Rd TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 24/08/2023

Property Type: House

Land Size: 1300 sqm approx

Account - Harkin Estate Agents



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