

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

Lot 17 Gunyah Drive, Trentham Vic 3458

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$415,000

&

\$456,500

#### Median sale price

Median price \$520,000

House

X

Unit

Suburb Trentham

Period - From 01/10/2016

to

30/09/2017

Source REIV

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

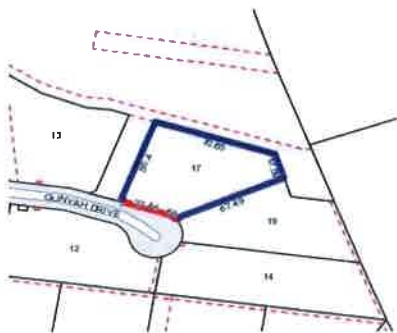
- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 6 Rocke Ct TRENTHAM 3458	\$385,000	25/07/2017
2 8 Gunyah Dr TRENTHAM 3458	\$350,000	13/01/2017
3 20 High St TRENTHAM 3458	\$350,000	17/12/2016

OR

- B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

## Lot 17 Gunyah Drive, Trentham Vic 3458



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$415,000 - \$456,500  
**Median House Price**  
Year ending September 2017: \$520,000

## Comparable Properties

### 6 Rocke Ct TRENTHAM 3458 (VG)

**Agent Comments**



**Price:** \$385,000  
**Method:** Sale  
**Date:** 25/07/2017  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 5270 sqm approx

### 8 Gunyah Dr TRENTHAM 3458 (VG)

**Agent Comments**



**Price:** \$350,000  
**Method:** Sale  
**Date:** 13/01/2017  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 4001 sqm approx



### 20 High St TRENTHAM 3458 (REI/VG)

**Agent Comments**



**Price:** \$350,000  
**Method:** Auction Sale  
**Date:** 17/12/2016  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 800 sqm approx