

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 2 14 Kyneton-trentham Road, Trentham Vic 3458

Indicative selling price

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

Range between \$295,000 & \$320,000

Median sale price

Median price \$554,000 House ☒ Unit ☐ Suburb Trentham

Period - From 01/01/2017 to 31/12/2017 Source REIV

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

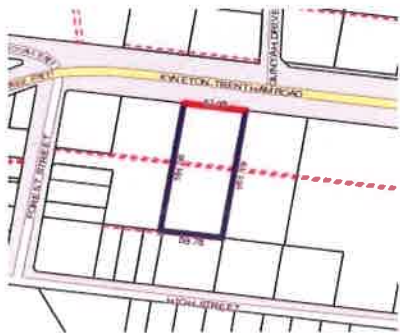
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	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	2 Walters St TRENTHAM 3458	\$265,000	08/03/2017

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 2 14 Kyneton-trentham Road, Trentham Vic 3458



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$295,000 - \$320,000
Median House Price
Year ending December 2017: \$554,000

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 Gungah 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



2 Walters St TRENTHAM 3458 (VG)

Agent Comments



Price: \$265,000
Method: Sale
Date: 08/03/2017
Rooms: -
Property Type: Land
Land Size: 1693 sqm approx