Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 38 Park Street, Trentham Vic 3458

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.au	/underquoting					
Single price	e \$849,000	\$849,000							
Median sale price									
Median price	\$702,000	Pro	operty Type Hou	ISE	Suburb Trentham				
Period - From	12/05/2020	to	11/05/2021	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.

Add	dress of comparable property	Price	Date of sale
1	1 Groves St TRENTHAM 3458	\$872,000	24/03/2021
2	15 Groves St TRENTHAM 3458	\$770,000	06/02/2021
3	3 Bowen St TRENTHAM 3458	\$760,000	07/12/2020

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:

12/05/2021 12:37









Property Type: House (Previously Occupied - Detached) Land Size: 1136 sqm approx Agent Comments Indicative Selling Price \$849,000 Median House Price 12/05/2020 - 11/05/2021: \$702,000

Comparable Properties

RT Edgar	1 Groves St TRENTHAM 3458 (REI) 3 2 2 2 Price: \$872,000 Method: Private Sale Date: 24/03/2021 Rooms: 7 Property Type: House (Res) Land Size: 2029 sqm approx	Agent Comments
	15 Groves St TRENTHAM 3458 (VG) Image: 3 Image: 1 minipage: 1 minipage: 2 mi	Agent Comments
Ri F. deur	3 Bowen St TRENTHAM 3458 (REI/VG) 3 1 2 4 Price: \$760,000 Method: Private Sale Date: 07/12/2020 Property Type: House Land Size: 1195 sqm approx	Agent Comments

Account - Belle Property Trentham | P: 03 5424 1866





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.