# 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 andpostcode

10b Victoria Street, Trentham Vic 3458

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$610,000		&		50,000				
Median sale p	rice								
Median price	\$732,500	House	х	Unit		Suburb or locality	Trentham		
Period - From	01/07/2017	to 30	/06/2018		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.

Ado	Address of comparable property		Date of sale
1	16 Albert St TRENTHAM 3458	\$735,000	24/02/2018
2	17 Cosmo Rd TRENTHAM 3458	\$700,000	25/11/2017
3	47 Victoria St TRENTHAM 3458	\$630,000	05/06/2018

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.

#### Account - Harkin Property | P: 03 5424 1866 | F: 03 5424 1717

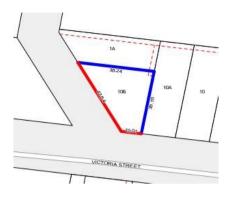
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



## propertydata

#### 10b Victoria Street, Trentham Vic 3458





Rooms: Property Type: House (Res) Land Size: 944 sqm approx Agent Comments Frances Harkin 03 5424-1866 0425 766 799 frances@harkinproperty.com.au

Indicative Selling Price \$610,000 - \$650,000 Median House Price Year ending June 2018: \$732,500

### **Comparable Properties**



16 Albert St TRENTHAM 3458 (REI/VG)





Price: \$735,000 Method: Private Sale Date: 24/02/2018 Rooms: -Property Type: House (Res) Land Size: 876 sqm approx

17 Cosmo Rd TRENTHAM 3458 (REI/VG)



Price: \$700,000 Method: Sold Before Auction Date: 25/11/2017 Rooms: -Property Type: House (Res) Land Size: 891 sqm approx



47 Victoria St TRENTHAM 3458 (REI/VG)



Price: \$630,000 Method: Private Sale Date: 05/06/2018 Rooms: -Property Type: House Land Size: 1362 sqm approx

#### Account - Harkin Property | P: 03 5424 1866 | F: 03 5424 1717

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Agent Comments

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