

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

15 Groves Street, Trentham Vic 3458

Indicative selling price

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

Range between \$720,000 & \$750,000

Median sale price

Median price \$625,000 Property Type House Suburb Trentham

Period - From 27/01/2020 to 26/01/2021 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.

	Address of comparable property	Price	Date of sale
1	3 Bowen St TRENTHAM 3458	\$760,000	07/12/2020
2	11 Groves St TRENTHAM 3458	\$660,000	15/11/2019
3	45 Blue Mount Rd TRENTHAM 3458	\$660,000	27/08/2019

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:

27/01/2021 15:28



3 2 2

Property Type: Land
Land Size: 2000 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$750,000
Median House Price
27/01/2020 - 26/01/2021: \$625,000

Comparable Properties



3 Bowen St TRENTHAM 3458 (REI)

Agent Comments

3 1 4

Price: \$760,000
Method: Private Sale
Date: 07/12/2020
Property Type: House
Land Size: 1195 sqm approx



11 Groves St TRENTHAM 3458 (REI/VG)

Agent Comments

3 2 4

Price: \$660,000
Method: Private Sale
Date: 15/11/2019
Rooms: 7
Property Type: House (Res)
Land Size: 3010 sqm approx



45 Blue Mount Rd TRENTHAM 3458 (REI/VG)

Agent Comments

3 2 4

Price: \$660,000
Method: Private Sale
Date: 27/08/2019
Property Type: House
Land Size: 4530 sqm approx