

## 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

10 South Street, 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

\$580,000

&

\$615,000

#### Median sale price

Median price

\$520,000

House

X

Unit

Suburb or locality

Trentham

Period - From

01/10/2016

to

30/09/2017

Source

REIV

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

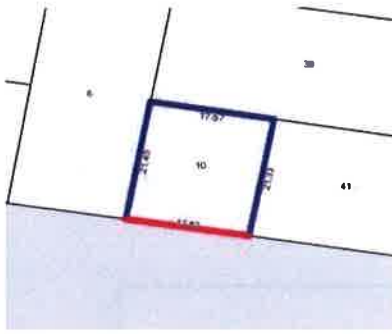
- A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 Bridge St TRENTAM 3458	\$642,500	18/07/2017
2	59 High St TRENTAM 3458	\$615,000	19/10/2016
3	25 Cosmo Rd TRENTAM 3458	\$554,000	19/04/2017

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.~~

10 South Street, Trentham Vic 3458



**Rooms:**  
**Property Type:** Land  
**Land Size:** 366 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$615,000  
**Median House Price**  
Year ending September 2017: \$520,000

## Comparable Properties



**14 Bridge St TRENTHAM 3458 (VG)**

**Agent Comments**



**Price:** \$642,500  
**Method:** Sale  
**Date:** 18/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1159 sqm approx



**59 High St TRENTHAM 3458 (VG)**

**Agent Comments**



**Price:** \$615,000  
**Method:** Sale  
**Date:** 19/10/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1502 sqm approx

**25 Cosmo Rd TRENTHAM 3458 (REI/VG)**

**Agent Comments**



**Price:** \$554,000  
**Method:** Private Sale  
**Date:** 19/04/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 1200 sqm approx