

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

27 Camp Street, Trentham Vic 3458

Indicative selling price

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

Single price

\$550,000

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	47 Victoria St TRENTHAM 3458	\$520,000	26/08/2016
2	28 Camp St TRENTHAM 3458	\$485,000	08/06/2016
3	32 Cosmo Rd TRENTHAM 3458	\$480,000	30/06/2017

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.~~

27 Camp Street, Trentham Vic 3458



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 2030 sqm approx

Agent Comments

Indicative Selling Price

\$550,000

Median House Price

Year ending September 2017: \$520,000

Comparable Properties



47 Victoria St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 26/08/2016

Rooms: -

Property Type: House

Land Size: 2501 sqm approx

28 Camp St TRENTHAM 3458 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 08/06/2016

Rooms: -

Property Type: House (Res)

Land Size: 2046 sqm approx

32 Cosmo Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 30/06/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 3005 sqm approx