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 andpostcode

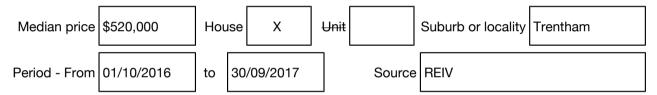
27 Camp Street, Trentham Vic 3458

Indicative selling price

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

Single price \$550,000

Median sale price



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.

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

propertydata

Generated: 08/11/2017 17:32

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.





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) ' ⊷

- 3 1

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

Agent Comments



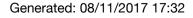
Price: \$485,000 Method: Sale Date: 08/06/2016 Rooms: -Property Type: House (Res) Land Size: 2046 sqm approx

32 Cosmo Rd TRENTHAM 3458 (VG)

- 3 67 Agent Comments

Price: \$480,000 Method: Sale Date: 30/06/2017 Rooms: -Property Type: House (Previously Occupied -Detached) Land Size: 3005 sqm approx

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





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.