

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 and
postcode

8 FALLS ROAD TRENTHAM VIC 3458

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$448,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Land

Suburb

Trentham

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

2 OGDEN GROVE TRENTHAM VIC 3458	\$500,000	20-Dec-23
12 BRIEN STREET TRENTHAM VIC 3458	\$525,000	24-Nov-23
7 BOWEN STREET TRENTHAM VIC 3458	\$653,000	25-Sep-23

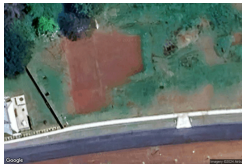
OR

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.

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**2 OGDEN GROVE TRENTHAM VIC
3458**

Sold Price **\$500,000** Sold Date **20-Dec-23**

- -

Distance **0.15km**



**12 BRIEN STREET TRENTHAM VIC
3458**

Sold Price **\$525,000** Sold Date **24-Nov-23**

- -

Distance **1.26km**



**7 BOWEN STREET TRENTHAM VIC
3458**

Sold Price **\$653,000** Sold Date **25-Sep-23**

- -

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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