

# 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

3 Groves 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)

Single price \$925,000

### Median sale price

Median price \$760,000

Property Type House

Suburb Trentham

Period - From 17/06/2020

to 16/06/2021

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	1 Groves St TRENTHAM 3458	\$872,000	24/03/2021
2	15 Groves St TRENTHAM 3458	\$770,000	06/02/2021
3	8 Gleeson St TRENTHAM 3458	\$843,000	24/12/2019

**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:

17/06/2021 14:19



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 2071 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$925,000  
**Median House Price**  
17/06/2020 - 16/06/2021: \$760,000

## Comparable Properties



1 Groves St TRENTHAM 3458 (REI/VG)

Agent Comments

3 2 2

**Price:** \$872,000  
**Method:** Private Sale  
**Date:** 24/03/2021  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 2029 sqm approx



15 Groves St TRENTHAM 3458 (VG)

Agent Comments

3 - -

**Price:** \$770,000  
**Method:** Sale  
**Date:** 06/02/2021  
**Property Type:** House (Res)  
**Land Size:** 2000 sqm approx



8 Gleeson St TRENTHAM 3458 (REI/VG)

Agent Comments

3 1 2

**Price:** \$843,000  
**Method:** Private Sale  
**Date:** 24/12/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2384 sqm approx