

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

5 Wallaby Jack Road, Trentham Vic 3458

Indicative selling price

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

Single price

\$1,275,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Trentham

Period - From

23/06/2020

to

22/06/2021

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	32 Victoria St TRENTHAM 3458	\$1,035,000	08/07/2020
2	7 Gunyah Dr TRENTHAM 3458	\$1,210,000	19/07/2019
3	3 Mulcahys Rd TRENTHAM 3458	\$1,195,000	10/04/2019

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:

23/06/2021 16:45



4 2 2

Property Type: Land
Land Size: 2062 sqm approx
Agent Comments

Indicative Selling Price
\$1,275,000
Median House Price
23/06/2020 - 22/06/2021: \$760,000

Comparable Properties



32 Victoria St TRENTHAM 3458 (REI/VG)

Agent Comments

4 2 2

Price: \$1,035,000
Method: Private Sale
Date: 08/07/2020
Property Type: House
Land Size: 7863 sqm approx



7 Gunyah Dr TRENTHAM 3458 (REI/VG)

Agent Comments

3 2 4

Price: \$1,210,000
Method: Private Sale
Date: 19/07/2019
Property Type: House
Land Size: 15548 sqm approx



3 Mulcahys Rd TRENTHAM 3458 (REI/VG)

Agent Comments

4 2 2

Price: \$1,195,000
Method: Private Sale
Date: 10/04/2019
Rooms: 7
Property Type: House
Land Size: 2000 sqm approx