

# 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

1 Falls Road, Trentham Vic 3458

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$435,000

### Median sale price\*

Median price

\$521,500

Property Type

Vacant land

Suburb

Trentham

Period - From

08/11/2023

to

08/11/2024

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	8 Falls Rd TRENTHAM 3458	\$495,000	03/05/2024
2	70 High St TRENTHAM 3458	\$423,500	07/04/2024
3	3 Falls Rd TRENTHAM 3458	\$525,000	24/08/2023

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:

08/11/2024 15:51

1 Falls Road, Trentham Vic 3458



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$435,000  
**Median Vacant Land Price \***  
08/11/2023 - 08/11/2024: \$521,500  
\* Agent calculated median

## Comparable Properties



**8 Falls Rd TRENTHAM 3458 (REI/VG)**

**Agent Comments**



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 03/05/2024  
**Property Type:** Land  
**Land Size:** 2020 sqm approx



**70 High St TRENTHAM 3458 (REI/VG)**

**Agent Comments**



**Price:** \$423,500  
**Method:** Private Sale  
**Date:** 07/04/2024  
**Property Type:** Land  
**Land Size:** 532 sqm approx



**3 Falls Rd TRENTHAM 3458 (REI/VG)**

**Agent Comments**



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 24/08/2023  
**Property Type:** House  
**Land Size:** 1300 sqm approx

**Account - Harkin Estate Agents**



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