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	80 High Street, Trentham Vic 3458

Indicative selling price

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

Single price $1,025,000

Median sale price

Median price $765,000 Property Type House Suburb Trentham

Period - From 21/08/2020 to 20/08/2021 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	5 Cosmo Rd TRENTHAM 3458	$1,015,000	14/08/2021
2	3 Cosmo Rd TRENTHAM 3458	$935,000	30/03/2021
3	128 Mulcahys Rd TRENTHAM 3458	$815,000	23/07/2021

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: 21/08/2021 10:19

80 High Street, Trentham Vic 3458



3 2 4

Property Type:
Divorce/Estate/Family Transfers
Land Size: 1800 sqm approx

Agent Comments

Indicative Selling Price
$1,025,000
Median House Price
21/08/2020 - 20/08/2021: $765,000

Comparable Properties

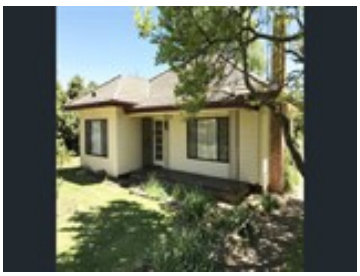


5 Cosmo Rd TRENTHAM 3458 (REI)

3 1 2

Price: $1,015,000
Method: Private Sale
Date: 14/08/2021
Property Type: House
Land Size: 1805 sqm approx

Agent Comments



3 Cosmo Rd TRENTHAM 3458 (REI/VG)

3 1 2

Price: $935,000
Method: Private Sale
Date: 30/03/2021
Property Type: House (Res)
Land Size: 1804 sqm approx

Agent Comments



128 Mulcahys Rd TRENTHAM 3458 (REI)

3 1 2

Price: $815,000
Method: Private Sale
Date: 23/07/2021
Property Type: House
Land Size: 2119 sqm approx

Agent Comments

Account - Belle Property Trentham | P: 03 5424 1866

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