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	7 Church Lane, Trentham Vic 3458

Indicative selling price

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

Single price $550,000

Median sale price

Median price $715,000 Property Type House Suburb Trentham

Period - From 20/05/2020 to 19/05/2021 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	20 Cosmo Rd TRENTHAM 3458	$555,000	01/02/2021
2	29a Victoria St TRENTHAM 3458	$475,000	13/02/2020
3	17 Mulcahys Rd TRENTHAM 3458	$415,000	12/05/2020

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: 20/05/2021 13:06

7 Church Lane, Trentham Vic 3458



2 1 1

Property Type: Land
Land Size: 327 sqm approx

Agent Comments

Indicative Selling Price
$550,000
Median House Price
20/05/2020 - 19/05/2021: $715,000

Comparable Properties



20 Cosmo Rd TRENTHAM 3458 (REI/VG)

2 1 3

Price: $555,000
Method: Private Sale
Date: 01/02/2021
Property Type: House
Land Size: 987 sqm approx

Agent Comments

29a Victoria St TRENTHAM 3458 (VG)

2 - -

Price: $475,000
Method: Sale
Date: 13/02/2020
Property Type: House (Res)
Land Size: 921 sqm approx

Agent Comments



17 Mulcahys Rd TRENTHAM 3458 (REI/VG)

2 1 2

Price: $415,000
Method: Private Sale
Date: 12/05/2020
Rooms: 5
Property Type: House (Res)
Land Size: 664 sqm approx

Agent Comments

Account - Belle Property Trentham | P: 03 5424 1866

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.