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

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

3 Groves Street, Trentham Vic 3458



3/4 2 2

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)

3 2 2

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

Agent Comments



15 Groves St TRENTHAM 3458 (VG)

3 - -

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

Agent Comments



8 Gleeson St TRENTHAM 3458 (REI/VG)

3 1 2

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