Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	80A High St, Trentham Vic 3458

Indicative selling price

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

Single price $449,000

Median sale price

Median price	$422,030	Property Type	Vacant land	Suburb	Trentham
Period - From	21/07/2020	to	20/07/2021	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	Lot 1/part 51 High St TRENTHAM 3458	$422,030	21/08/2020
2	47a Victoria St TRENTHAM 3458	$420,000	01/03/2021
3	19 Camp St TRENTHAM 3458	$300,000	25/09/2020

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/07/2021 15:33

80A High St, Trentham Vic 3458



- -

Property Type: Residential Land
Land Size: 1200 approximately sqm approx

Agent Comments

Indicative Selling Price
$449,000
Median Land Price
21/07/2020 - 20/07/2021: $422,030

Comparable Properties



Lot 1/part 51 High St TRENTHAM 3458 (REI)

- - -

Price: $422,030
Method: Private Sale
Date: 21/08/2020
Property Type: Land
Land Size: 992 sqm approx

Agent Comments



47a Victoria St TRENTHAM 3458 (REI/VG)

- - -

Price: $420,000
Method: Private Sale
Date: 01/03/2021
Property Type: Land (Res)
Land Size: 1200 sqm approx

Agent Comments

19 Camp St TRENTHAM 3458 (VG)

- - -

Price: $300,000
Method: Sale
Date: 25/09/2020
Property Type: Land
Land Size: 1287 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.