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	8 Blue Mount Road, Trentham, 3458

Indicative selling price

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

$395,000	or range between	$-	&	$-

Median sale price

Median price	$622,000	Property type	House	Suburb	Trentham
Period - From	April 2019	to	June 2020	Source	Pricefinder

Comparable property sales

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 19 Falls Road, Trentham	$390,000	28/01/2020
2 160 Cranneys Lane, Trentham	$430,000	15/05/2020
3 59 Cosmo Road, Trentham	$350,000	1/04/2020

This Statement of Information was prepared on: 17th July, 2020