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	20 Cosmo Road, Trentham, VIC, 3458

Indicative selling price

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

	or range between	$550,000	&	$600,000

Median sale price

Median price	$622,000	Property type	House	Suburb	Trentham
Period - From	Oct 19	to	Sept 20	Source	Pricefinder.com.au

Comparable property sales

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
3 Blue Mount Road, Trentham	$550,000	21/02/2020
39 Park Street, Trentham	$565,000	4/02/2020
9 Albert Street, Trentham	$585,000	1/06/2020

This Statement of Information was prepared on: 11th December 2020