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	5 Falls Road, Trentham, VIC, 3458

Indicative selling price

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

	or range between	$875,000	&	$950,000

Median sale price

Median price	$762,000	Property type	House	Suburb	Trentham
Period - From	July 2020	to	July 2021	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
2A Falls Road, Trentham	$960,000	12/05/2021
38 Park Street, Trentham	$850,000	06/07/2021
128 Mulcahys Road, Trentham	$815,000	25/07/2021

This Statement of Information was prepared on: 16th August 2021