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	Lot B, 49 Mulcahys Road, Trentham, VIC, 3458

Indicative selling price

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

Price	$550,000	or range between	$	&	$

Median sale price

Median price	$392,000	Property type	Vacant Land	Suburb	Trentham
Period - From	Jan 2020	to	Dec 2020	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
19 Gunyah Drive, Trentham	$547,000	29/10/2020
20 McCashney Way, Trentham	$485,000.	14/07/2020
107A High Street, Trentham	$495,000	10/01/2021

This Statement of Information was prepared on: 26/02/2021