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	3 Bowen Street, Trentham, VIC, 3458

Indicative selling price

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

Price Range	$775,000

Median sale price

Median price	$620,000	Property type	House	Suburb	Trentham
Period - From	July 2019	to	August 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
32 Camp Street, Trentham	$835,000	09/07/2020
45 Market Street, Trentham	$870,000	24/06/2020
49A Victoria Street, Trentham	$800,000	12/08/2020

This Statement of Information was prepared on: 30/09/2020