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<br>Including suburb or locality and postcode | 12B Victoria Street, Trentham, VIC, 3458 |

## Indicative selling price

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

| ~~Single price~~ | ~~$*~~ | or range between | $550,000 | & | $595,000 |
|---|---|---|---|---|---|

## Median sale price

| Median price | $620,000 | Property type | House | Suburb | Trentham |
|---|---|---|---|---|---|

| Period - From | July 2019 | to | June 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 |
|---|---|---|
| 9 Albert Street, Trentham | $595,000 | 06/06/2020 |
| 16 Camp Street, Trentham | $550,000 | 25/05/2020 |
| 95 High Street, Trentham | $580,000 | 31/05/2019 |

This Statement of Information was prepared on: 31st July 2020