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	17 Mulcahys Road, Trentham, Vic 3458

Indicative selling price

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

	range between	$460,000	&	$495,000

Median sale price

Median price	$652,000	Property type	House	Suburb	Trentham
Period - From	July 2018	to	June 2019	Source	Pricefinder.com

Comparable property sales

A* 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
1 1A Camp Street, Trentham	$630,000	22/8/19
2 2 Cosmo Road, Trentham	$525,000	11/5/18
3 21 Mulcahys Road, Trentham	$700,000	1/6/18

This Statement of Information was prepared on: 2nd December 2019