

# 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

38 High Street, Trentham Vic 3458

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$850,000

### Median sale price

Median price \$822,500 Property Type House Suburb Trentham

Period - From 01/07/2020 to 30/06/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	17 Market St TRENTHAM 3458	\$875,000	07/04/2021
2			
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 28/09/2021 17:28



**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 270 sqm approx

Agent Comments

**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

Year ending June 2021: \$822,500

## Comparable Properties



**17 Market St TRENTHAM 3458 (REI)**

Agent Comments



**Price:** \$875,000

**Method:** Private Sale

**Date:** 07/04/2021

**Property Type:** House

**Land Size:** 353 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.