

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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		
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.



3 2 5

Rooms: 6
Property Type: Township Zone
Land Size: 2438 sqm approx

Agent Comments

Near new home in private setting close to town centre

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending June 2017: \$505,000

Comparable Properties

24 Mulcahys Rd TRENTHAM 3458 (REI/VG)

3 2 2

Price: \$675,000
Method: Private Sale
Date: 03/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 5465 sqm approx

Agent Comments

Older home in low lying area, inferior property to Racecourse Rd

9 Groves St TRENTHAM 3458 (REI/VG)

3 2 2

Price: \$670,000
Method: Private Sale
Date: 30/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 3035 sqm approx

Agent Comments

Larger, older home on larger land in an inferior location further out from town centre

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.