

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 Lelant Street, Trentham Vic 3458

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$625,000

Property Type House

Suburb Trentham

Period - From 20/11/2019

to 19/11/2020

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 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	19 Mulcahys Rd TRENTHAM 3458	\$936,000	23/03/2020
2	45 Market St TRENTHAM 3458	\$870,000	24/06/2020
3	32 Camp St TRENTHAM 3458	\$835,000	09/07/2020

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 18 months.~~

This Statement of Information was prepared on:

20/11/2020 12:54



3 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 1200 sqm approx
Agent Comments
Residential Property

Indicative Selling Price
\$895,000
Median House Price
20/11/2019 - 19/11/2020: \$625,000

Comparable Properties



19 Mulcahys Rd TRENTHAM 3458 (REI/VG)

Agent Comments

4 2 1

Price: \$936,000
Method: Private Sale
Date: 23/03/2020
Rooms: 7
Property Type: House
Land Size: 1145 sqm approx

45 Market St TRENTHAM 3458 (REI/VG)

Agent Comments

3 2 2

Price: \$870,000
Method: Private Sale
Date: 24/06/2020
Property Type: House
Land Size: 1560 sqm approx



32 Camp St TRENTHAM 3458 (REI/VG)

Agent Comments

3 2 2

Price: \$835,000
Method: Private Sale
Date: 09/07/2020
Rooms: 8
Property Type: House (Res)
Land Size: 1110 sqm approx