

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

179 Mulcahys Road, Trentham Vic 3458

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$375,000

Property Type Vacant land

Suburb Trentham

Period - From 14/12/2019

to 13/12/2020

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 Gunyah Dr TRENTHAM 3458	\$547,000	05/11/2020
2	11 Gunyah Dr TRENTHAM 3458	\$525,000	27/07/2020
3	174 Mulcahys Rd TRENTHAM 3458	\$470,000	16/12/2019

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:

14/12/2020 12:15



Property Type: Vacant Land
Land Size: 4319 sqm approx
Agent Comments

Ceri Spain
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Indicative Selling Price
\$575,000

Median Land Price
14/12/2019 - 13/12/2020: \$375,000

Comparable Properties



19 Gunyah Dr TRENTHAM 3458 (REI)

Agent Comments



Price: \$547,000
Method: Private Sale
Date: 05/11/2020
Property Type: Land
Land Size: 4103 sqm approx

11 Gunyah Dr TRENTHAM 3458 (VG)

Agent Comments



Price: \$525,000
Method: Sale
Date: 27/07/2020
Property Type: Hobby Farm < 20 ha
Land Size: 4039 sqm approx

174 Mulcahys Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 16/12/2019
Property Type: Hobby Farm < 20 ha
Land Size: 4036 sqm approx