

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 andpostcode

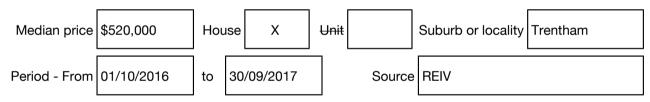
11 Gleeson Street, Trentham Vic 3458

Indicative selling price

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

Range between \$720,000	&	\$770,000
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Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	9 Victoria St TRENTHAM 3458	\$805,000	13/08/2016
2	24 Mulcahys Rd TRENTHAM 3458	\$675,000	03/03/2017
3	9 Groves St TRENTHAM 3458	\$670,000	30/05/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 8 Property Type: House - Township Zone Land Size: 3934 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$770,000 Median House Price Year ending September 2017: \$520,000

Comparable Properties

9 Victoria St TRENTHAM 3458 (VG)	Agent Comments
1999 - 1999 -	
Price: \$805,000	—
Method: Sale	
Date: 13/08/2016	
Rooms: -	
Property Type: Hobby Farm < 20 ha (Rur) Land Size: 4046 sqm approx	
24 Mulcahys Rd TRENTHAM 3458 (REI/VG)	Agent Comments
1 3 1 2 2 2	
Price: \$675,000	_
Method: Private Sale	
Date: 03/03/2017	
Rooms: 6	
Property Type: House (Res)	
Land Size: 5465 sqm approx	
9 Groves St TRENTHAM 3458 (REI/VG)	Agent Comments
1 3 1 2 2 2	
Price: \$670,000	
Method: Private Sale	
Date: 30/05/2017	
Rooms: 7	
Property Type: House (Res)	
Land Size: 3035 sqm approx	

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