

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

11 Gleeson 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

\$720,000

&

\$770,000

**Median sale price**

Median price

\$520,000

House

X

Unit

Suburb or locality

Trentham

Period - From

01/10/2016

to

30/09/2017

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	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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**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**

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**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**

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**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**

 3    2    2

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