

# RT Edgar

## STATEMENT OF INFORMATION

20 October 2017

### Property offered for sale

7 Groves 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 \$580,000 & \$635,000

### Median sale price

Median price	\$465,000	House	X	Unit	Suburb or locality	Trentham
Period - From	August 2016	to	August 2017	Source	Pricefinder.com.au	

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Kyneton estate agent and Matthew Bourke consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 9 Groves Street, Trentham	\$670,000	09/06/2017
<b>2</b> 59 High Street, Trentham	\$615,000	11/11/2016
<b>3</b> 38 Market Street, Trentham	\$585,000	28/04/2017