

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 15 Mulcahys Road, Trentham Vic 3458

Indicative selling price

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

Range between \$825,000 & \$875,000

Median sale price

Median price \$554,000 House X Unit Suburb or locality Trentham
Period - From 01/01/2017 to 31/12/2017 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	7 Forest St TRENTHAM 3458	\$945,000	27/07/2017
2	93 High St TRENTHAM 3458	\$925,000	14/09/2017
3	14 Racecourse Rd TRENTHAM 3458	\$895,000	17/11/2017

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.~~

15 Mulcahys Road, Trentham Vic 3458

Frances Harkin

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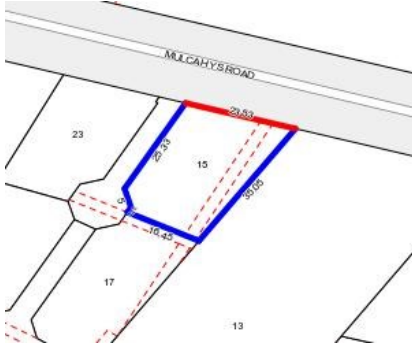
frances@harkinproperty.com.au

Indicative Selling Price

\$825,000 - \$875,000

Median House Price

Year ending December 2017: \$554,000



Rooms:

Property Type: House

Land Size: 674 sqm approx

Agent Comments

Comparable Properties



7 Forest St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$945,000

Method: Private Sale

Date: 27/07/2017

Rooms: 8

Property Type: House

Land Size: 2709 sqm approx



93 High St TRENTHAM 3458 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 14/09/2017

Rooms: 7

Property Type: House

Land Size: 1850 sqm approx



14 Racecourse Rd TRENTHAM 3458 (REI)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 17/11/2017

Rooms: 7

Property Type: House

Land Size: 6311 sqm approx