## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address
Including suburb and postcode

5A SOUTH STREET TRENTHAM VIC 3458

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$995,000	<del>or range</del> <del>between</del>		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$977,500	Prope	erty type	House		Suburb	Trentham
Period-from	01 May 2024	to	30 Apr 2	2025	Source		Corelogic

## 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
39 COSMO ROAD TRENTHAM VIC 3458	\$965,000	25-Jul-24
6A FOREST STREET TRENTHAM VIC 3458	\$1,137,500	15-Mar-24

#### 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: 27 May 2025





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39 COSMO ROAD TRENTHAM VIC Sold Price 3458

**\$965,000** Sold Date **25-Jul-24** 

Distance 0.16km

6A FOREST STREET TRENTHAM

 $\Leftrightarrow$  3

Sold Price

\$1,137,500 Sold Date 15-Mar-24

Distance

0.92km

VIC 3458

₾ 2

**4** 

**RS** = Recent sale

UN = Undisclosed Sale

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