

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

13 Rocke Court, Trentham Vic 3458

Indicative selling price

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

Range between \$725,000

&

\$765,000

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)

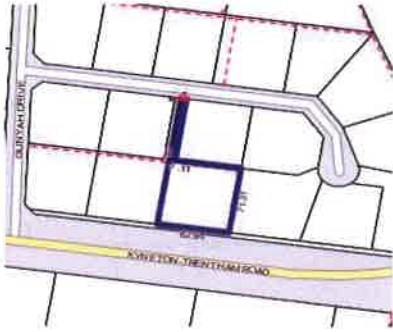
~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1			
2			
3			

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.

13 Rocke Court, Trentham Vic 3458



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$725,000 - \$765,000
Median House Price
Year ending September 2017: \$520,000

Comparable Properties

24 Mulcahys Rd TRENTHAM 3458 (REI/VG)

Agent Comments



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



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

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.