

## STATEMENT OF INFORMATION

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

#### Property offered for sale

58 Cosmo Road, Trentham

#### Indicative selling price – For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$740,000 or range between \$\* & \$

#### Median sale price

Median price \$455,000 \*House x \*Unit Suburb or locality Mt Macedon  
Period - From 1/10/14 to 30/10/17 Source RP Data

#### Comparable property sales

These are 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
1 14 Gleeson Street, Trentham	\$890,000	2017
2 150 Blue Mount Road, Trentham	\$785,000	2017
3 59 High Street, Trentham	\$615,000	2017