

## 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

19 Falls Road, Trentham Vic 3458

## Indicative selling price

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

Single price \$460,000

## Median sale price\*

Median price \$630,000 House X Unit Suburb or locality Trentham

Period - From 21/03/2018 to 21/03/2019 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	24 Bowen St TRENTHAM 3458	\$508,000	17/05/2018
2	33 Cosmo Rd TRENTHAM 3458	\$450,000	08/10/2018
3	53 Cosmo Rd TRENTHAM 3458	\$370,000	23/10/2017

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.~~

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 25 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

19 Falls Road, Trentham Vic 3458

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**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$460,000  
**Median House Price \***  
21/03/2018 - 21/03/2019: \$630,000  
\* Agent calculated median based on 25 sales

## Comparable Properties



**24 Bowen St TRENTHAM 3458 (REI/VG)**

**Agent Comments**



**Price:** \$508,000  
**Method:** Private Sale  
**Date:** 17/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1094 sqm approx

**33 Cosmo Rd TRENTHAM 3458 (VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Sale  
**Date:** 08/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm approx

**53 Cosmo Rd TRENTHAM 3458 (VG)**

**Agent Comments**



**Price:** \$370,000  
**Method:** Sale  
**Date:** 23/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 857 sqm approx