



**Property  
Plus**

REAL ESTATE

# **STATEMENT OF INFORMATION**

37 SCANDINAVIAN CRESCENT, TALBOT, VIC 3371

PREPARED BY PROPERTY PLUS REAL ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**37 SCANDINAVIAN CRESCENT, TALBOT,**  5  2  2

### Indicative Selling Price

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

Single Price: **\$1,350,000**

## MEDIAN SALE PRICE



**TALBOT, VIC, 3371**

Suburb Median Sale Price (House)

**\$495,000**

01 July 2023 to 31 December 2023

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**4 CAMP ST, TALBOT, VIC 3371**

 3  5  6

Sale Price

**\$930,000**

Sale Date: 13/09/2023

Distance from Property: 127m



# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 37 SCANDINAVIAN CRESCENT, TALBOT, VIC 3371

### Indicative selling price

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

Single Price: \$1,350,000

### Median sale price

Median price: \$495,000    Property type: House    Suburb: TALBOT  
Period: 01 July 2023 to 31 December 2023    Source: pricfinder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
4 CAMP ST, TALBOT, VIC 3371	\$930,000	13/09/2023

This Statement of Information was prepared on: 14/03/2024