

# 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

28 Scandinavian Crescent, Talbot Vic 3371

### Indicative selling price

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

Single price \$185,000

### Median sale price

Median price \$200,000

Property Type House

Suburb Talbot

Period - From 16/09/2018

to 15/09/2019

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	5 Ballarat St TALBOT 3371	\$147,000	21/02/2019
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.~~

This Statement of Information was prepared on:

16/09/2019



 3  2  2

**Property Type:** House

Res(Detached)

**Land Size:** 1110 sqm approx

Agent Comments

## Comparable Properties



**5 Ballarat St TALBOT 3371 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$147,000

**Method:** Private Sale

**Date:** 21/02/2019

**Rooms:** 2

**Property Type:** House (Res)

**Land Size:** 1000 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.