

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 and
postcode

10 BOND STREET TALBOT VIC 3371

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$318,050

Property type

House

Suburb

Talbot

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 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

6 ARGYLE STREET TALBOT VIC 3371	\$560,000	12-Apr-22
5254 BALLARAT-MARYBOROUGH ROAD TALBOT VIC 3371	\$245,000	07-Mar-22

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 18 months.

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6 ARGYLE STREET TALBOT VIC 3371

Sold Price **\$560,000** Sold Date **12-Apr-22**

3 1 1

Distance **1.06km**



5254 BALLARAT-MARYBOROUGH ROAD TALBOT VIC 3371

Sold Price **\$245,000** Sold Date **07-Mar-22**

3 1 2

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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