

# STATEMENT OF INFORMATION

WAUBRA-TALBOT ROAD, EVANSFORD, VIC 3371

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**WAUBRA-TALBOT ROAD, EVANSFORD,**



### Indicative Selling Price

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

**Single Price: \$65,000**

Provided by: Coby Perry, Professionals Maryborough

## MEDIAN SALE PRICE



**EVANSFORD, VIC, 3371**

Suburb Median Sale Price (Other)

**\$222,500**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**5350 BALLARAT-MARYBOROUGH RD,**



Sale Price

**\*\$38,000**

Sale Date: 08/08/2017

Distance from Property: 13km



**75 MACAULAY ST, TALBOT, VIC 3371**



Sale Price

**\*\$43,500**

Sale Date: 26/08/2017

Distance from Property: 11km



**77 WILCAR DR, WAUBRA, VIC 3352**



Sale Price

**\$109,000**

Sale Date: 02/12/2016

Distance from Property: 11km



This report has been compiled on 13/10/2017 by Professionals Maryborough. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

WAUBRA-TALBOT ROAD, EVANSFORD, 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:

\$65,000

Median sale price

Median price

\$222,500

House

Unit


Suburb

EVANSFORD

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
5350 BALLARAT-MARYBOROUGH RD, TALBOT, VIC 3371	*\$38,000	08/08/2017
75 MACAULAY ST, TALBOT, VIC 3371	*\$43,500	26/08/2017
77 WILCAR DR, WAUBRA, VIC 3352	\$109,000	02/12/2016