

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



37 SCANDINAVIAN CRESCENT, TALBOT,  **6**  **4**  **1**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **590,000 to 630,000**

Provided by: Anne Williams, Geoff Sewell Real Estate

MEDIAN SALE PRICE



TALBOT, VIC, 3371

Suburb Median Sale Price (House)

\$215,000

01 April 2017 to 31 March 2018

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.

12 RAILWAY ST, TALBOT, VIC 3371

 **3**  **-**  **-**

Sale Price

\$215,000

Sale Date: 15/03/2018

Distance from Property: 343m

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 | 37 SCANDINAVIAN CRESCENT, TALBOT, VIC 3371 |
|---|--|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| | |
|--------------|--------------------|
| Price Range: | 590,000 to 630,000 |
|--------------|--------------------|

Median sale price

| | | | | | | | |
|--------------|--------------------------------|-------|-------------------------------------|--|--------------------------|--------|--------|
| Median price | \$215,000 | House | <input checked="" type="checkbox"/> | Unit | <input type="checkbox"/> | Suburb | TALBOT |
| Period | 01 April 2017 to 31 March 2018 | | Source |  | | | |

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 |
|---------------------------------|-----------|--------------|
| 12 RAILWAY ST, TALBOT, VIC 3371 | \$215,000 | 15/03/2018 |