

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 37 SCANDINAVIAN CRESCENT, TALBOT, 🕮 6 🕒 4 😂 1







**Indicative Selling Price** 

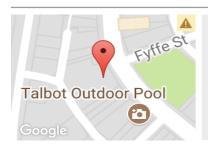
For the meaning of this price see consumer.vic.au/underquoting

**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







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
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## 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	Χ	Unit		Suburb	TALBOT
Period	01 April 2017 to 31 March 2018			Source	e	P	ricefinder

#### 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	