

## **STATEMENT OF INFORMATION**

35 HALLS ROAD, TALBOT, VIC 3371

PREPARED BY PROFESSIONALS MARYBOROUGH, 95 HIGH STREET MARYBOROUGH

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**35 HALLS ROAD, TALBOT, VIC 3371**

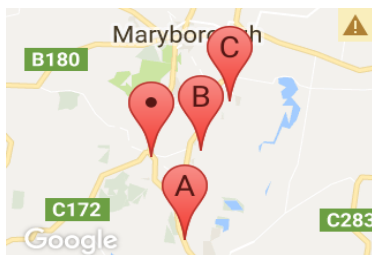
 -  -  -

**Indicative Selling Price**

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

**Single Price: \$85,000**

## MEDIAN SALE PRICE



**TALBOT, VIC, 3371**

**Suburb Median Sale Price (Vacant Land)**

**\$80,500**

01 July 2016 to 30 June 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.



**3971 BALLARAT-MARYBOROUGH RD,**

 -  -  -

**Sale Price**

**\$85,000**

Sale Date: 11/08/2015

Distance from Property: 10km



**90 BARTLETTS RD, RED LION, VIC 3371**

 3  1  -

**Sale Price**

**\$85,000**

Sale Date: 09/10/2016

Distance from Property: 5.3km



**284 TALBOT RD, MAJORCA, VIC 3465**

 -  -  -

**Sale Price**

**\$80,000**

Sale Date: 09/05/2017

Distance from Property: 10km



This report has been compiled on 24/08/2017 by Professionals Maryborough. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

35 HALLS ROAD, 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:

\$85,000

Median sale price

Median price

\$80,500

House

Unit


Suburb

TALBOT

Period

01 July 2016 to 30 June 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
3971 BALLARAT-MARYBOROUGH RD, CLUNES, VIC 3370	\$85,000	11/08/2015
90 BARTLETTS RD, RED LION, VIC 3371	\$85,000	09/10/2016
284 TALBOT RD, MAJORCA, VIC 3465	\$80,000	09/05/2017