

# 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 or  
locality and postcode

5254 Ballarat-Maryborough 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 \$163,000

or range between \$\*

&

\$

### Median sale price

Median price \$247,000

\*House

\*Unit

Suburb  
or locality

Maryborough

Period - From 01/09/16

to 01/09/17

Source REIV

### Comparable property sales

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
2 Prince Alfred Street, Talbot 3371	\$167,500	13/08/2016
2155 Lexton Talbot Road, Talbot 3371	\$155,000	29/11/2016
16 Camp Street, Talbot 3371	\$155,000	12/07/2016

\*Median house price unavailable for Talbot, therefore the closest suburb is Maryborough.