# STATEMENT OF INFORMATION

QUARRY TRACK, TALBOT, VIC 3371 PREPARED BY AAG PROPERTY CONSULTANTS, 45 FRASER ST





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### **MEDIAN SALE PRICE**



# **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.

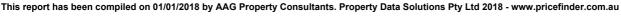
20 DUNN RD, AMHERST, VIC 3371





**Sale Price** \***\$111,000** Sale Date: 23/10/2017

Distance from Property: 4.3km



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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

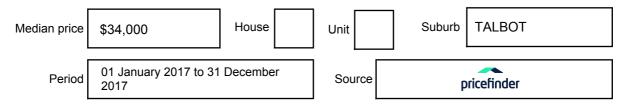
### Indicative selling price

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

Price Range:

\$105,000 to \$117,000

#### Median sale price



### **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
20 DUNN RD, AMHERST, VIC 3371	*\$111,000	23/10/2017