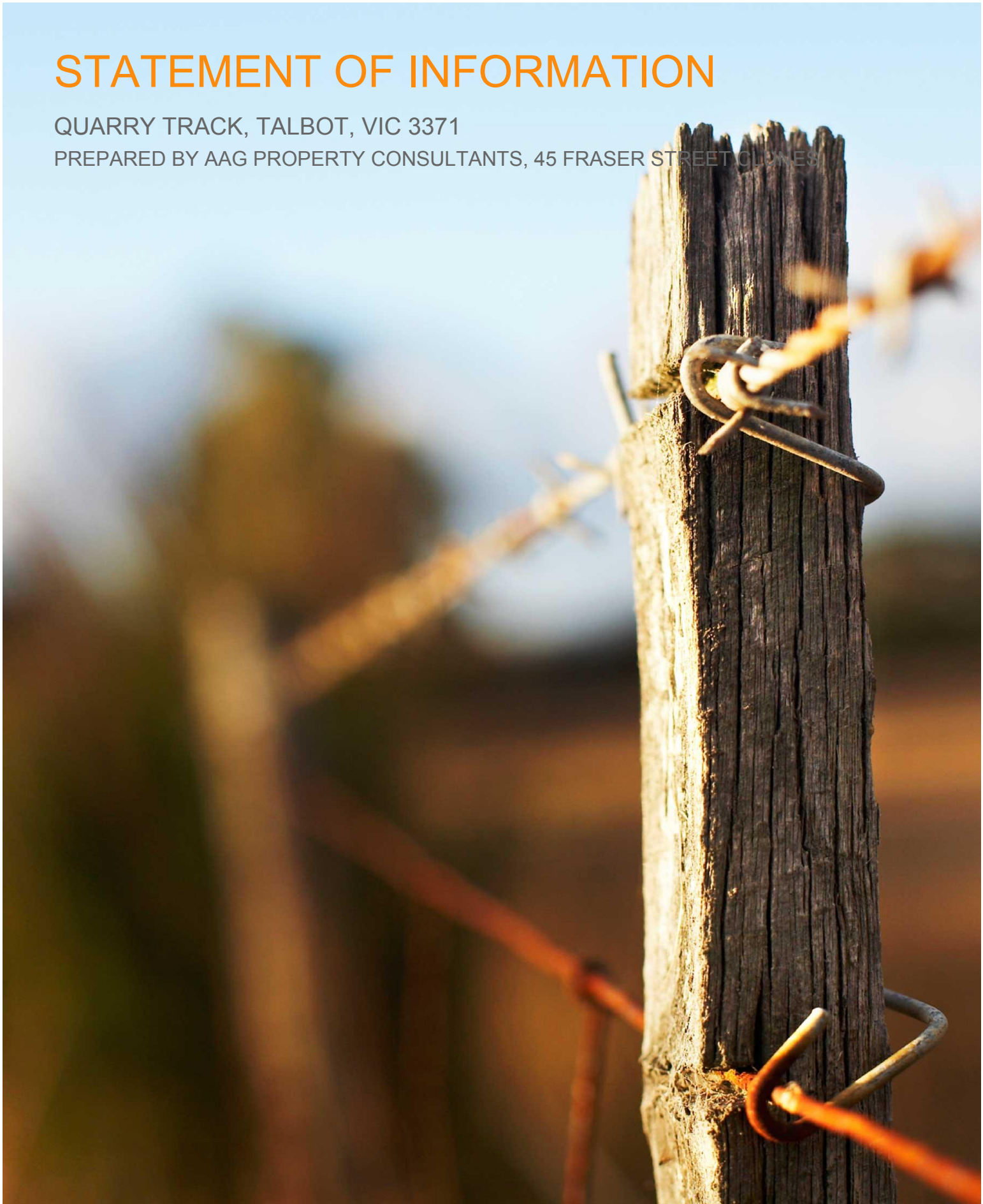


STATEMENT OF INFORMATION

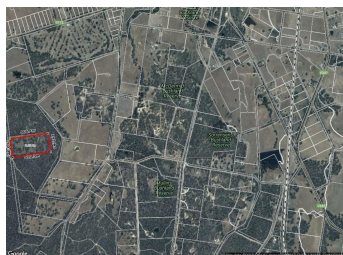
QUARRY TRACK, TALBOT, VIC 3371

PREPARED BY AAG PROPERTY CONSULTANTS, 45 FRASER STREET CLUNES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



QUARRY TRACK, TALBOT, VIC 3371



Indicative Selling Price

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

Price Range: **\$105,000 to \$117,000**

MEDIAN SALE PRICE



TALBOT, VIC, 3371

Suburb Median Sale Price (Vacant Land)

\$34,000

01 January 2017 to 31 December 2017

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.



20 DUNN RD, AMHERST, VIC 3371



Sale Price

***\$111,000**

Sale Date: 23/10/2017

Distance from Property: 4.3km



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	QUARRY TRACK, TALBOT, VIC 3371
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Indicative selling price

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

Price Range:	\$105,000 to \$117,000
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Median sale price

Median price	\$34,000	House		Unit		Suburb	TALBOT
Period	01 January 2017 to 31 December 2017			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
20 DUNN RD, AMHERST, VIC 3371	*\$111,000	23/10/2017