

# 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

38 BALLARAT STREET, 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

\$510,000

or range between

&

## Median sale price

Median price

\$435,840

Property Type

House

Suburb

TALBOT

Period - From

1/03/23

to

1/03/24

Source

CoreLogic

## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

2183 LEXTON-TALBOT ROAD TALBOT VIC 3371

\$350,000

05/10/2023

40 BILTONS LANE TALBOT VIC 3371

\$495,000

11/11/2023

1 FYFFE STREET TALBOT VIC 3371

\$310,000

02/02/2024

This Statement of Information was prepared on: 29/02/2024