



Colette Genevieve Fulham T/A Colette's Goldfields Real Estate  
 54B Fraser Street Clunes VIC 3370  
 Tel: 0488 052 155 Agent No: Licence Number 080911L  
 Email: cgre10@outlook.com

VR028 © Lawsoft Pty Ltd

## 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 2155 Lexton-Talbot Road Talbot 3371

Including suburb or locality and postcode

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$300,000.00 or range between \$\* & \$

**Median sale price**

Median price \$No Data Property Type House Suburb or Locality Talbot  
 Period - From No Data to  Source Realestate.com.au

**Comparable property sales (\*Delete A or B below as applicable)**

~~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
--------------------------------	-------	--------------

1	\$	
2	\$	
3	\$	

**OR**

**B\*** 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.

This Statement of Information was prepared on: 09.04.2020