

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/62 TALBOT ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,106,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

9/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	\$970,000	14-Apr-22
2/43 MACRINA STREET OAKLEIGH EAST VIC 3166	\$960,000	23-Apr-22
2/592 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	\$940,000	03-Jun-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 July 2022



**9/17 FORSTER ROAD MOUNT  
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$970,000** Sold Date **14-Apr-22**

Distance **0.68km**



**2/43 MACRINA STREET OAKLEIGH  
EAST VIC 3166**

3 2 1

Sold Price **\$960,000** Sold Date **23-Apr-22**

Distance **1.6km**



**2/592 BLACKBURN ROAD GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price <sup>RS</sup> **\$940,000** <sup>UN</sup> Sold Date **03-Jun-22**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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