

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

35 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price

\$1,601,500

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2024

to

30/06/2024

Source

REIV

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 six 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 | 38 Bales St MOUNT WAVERLEY 3149 | \$1,251,000 | 06/07/2024 |
| 2 | 55 Bales St MOUNT WAVERLEY 3149 | \$1,257,000 | 04/05/2024 |
| 3 | 57 Pamela St MOUNT WAVERLEY 3149 | \$1,230,000 | 20/04/2024 |

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 six months.~~

This Statement of Information was prepared on:

22/08/2024 13:26



 3  1  4

Property Type: House
Land Size: 741 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
June quarter 2024: \$1,601,500

Comparable Properties



38 Bales St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,251,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 740 sqm approx



55 Bales St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  2  2

Price: \$1,257,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 727 sqm approx



57 Pamela St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  2

Price: \$1,230,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 721 sqm approx