

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 27 Talbot Crescent, Kooyong Vic 3144

Indicative selling price

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

Range between \$3,800,000 & \$4,180,000

Median sale price

Median price \$2,120,000 House ☒ Suburb Kooyong

Period - From 01/01/2018 to 31/12/2018 Source Pricfinder

Comparable property sales

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
9 Mernda Road, Kooyong	\$4,720,000	13/04/2019
704 Toorak Road, Malvern	\$3,650,000	19/03/2019
108 Robinson Road, Hawthorn	\$3,950,000	08/03/2019