

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

55 Talbot Crescent, Kooyong Vic 3144

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$3,750,000

Property Type House

Suburb Kooyong

Period - From 26/06/2019

to

25/06/2020

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	16 Heather Ct HAWTHORN EAST 3123	\$2,050,000	29/04/2020
2	1 The Grove CAMBERWELL 3124	\$2,050,000	28/02/2020
3	18 Iris Rd GLEN IRIS 3146	\$1,850,000	07/05/2020

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:

26/06/2020 14:07

55 Talbot Crescent, Kooyong Vic 3144



 4  2  4

Property Type: House
Land Size: 602 sqm approx
Agent Comments

Walter Summons
03 9509 0411
0438 576 233
wsummons@hockingstuart.com.au

Indicative Selling Price
\$1,800,000 - \$1,980,000

Median House Price
26/06/2019 - 25/06/2020: \$3,750,000

Comparable Properties



16 Heather Ct HAWTHORN EAST 3123 (REI)

Agent Comments

 4  2  2

Price: \$2,050,000
Method: Private Sale
Date: 29/04/2020
Property Type: House (Res)



1 The Grove CAMBERWELL 3124 (REI)

Agent Comments

 3  1  1

Price: \$2,050,000
Method: Sold Before Auction
Date: 28/02/2020
Property Type: House (Res)
Land Size: 647 sqm approx



18 Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,850,000
Method: Private Sale
Date: 07/05/2020
Property Type: House
Land Size: 696 sqm approx