

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

20 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,218,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2019

to

30/06/2019

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	310 Waverley Rd MOUNT WAVERLEY 3149	\$1,170,000	17/08/2019
2	7 Snead Ct MOUNT WAVERLEY 3149	\$1,062,000	14/09/2019
3	1 Anthony Dr MOUNT WAVERLEY 3149	\$1,050,000	07/09/2019

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:

01/10/2019 17:21



Property Type: House
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2019: \$1,218,000

Comparable Properties



310 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,170,000
Method: Auction Sale
Date: 17/08/2019
Rooms: 4
Property Type: House (Res)



7 Snead Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,062,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 711 sqm approx



1 Anthony Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 801 sqm approx