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	20 Talbot Road, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,218,000	Pro	perty 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

Add	dress 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

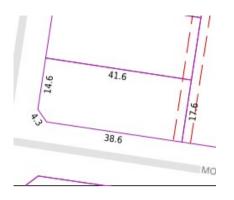
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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



McGrath





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

Comparable Properties



310 Waverley Rd MOUNT WAVERLEY 3149

(REI)

Price: \$1,170,000 Method: Auction Sale Date: 17/08/2019

Rooms: 4

Property Type: House (Res)

Agent Comments



7 Snead Ct MOUNT WAVERLEY 3149 (REI)





Price: \$1,062,000 Method: Auction Sale Date: 14/09/2019

Property Type: House (Res) Land Size: 711 sqm approx **Agent Comments**



1 Anthony Dr MOUNT WAVERLEY 3149 (REI)



Price: \$1,050,000 Method: Auction Sale Date: 07/09/2019

Property Type: House (Res) Land Size: 801 sqm approx **Agent Comments**

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