



Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Talbot Road,
MOUNT WAVERLEY 3149

Indicative selling price

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

**Range from \$1,250,000 -
\$1,350,000**

Median sale price

Median **House** for **MOUNT WAVERLEY** for period **Mar 2017 - Jun 2017**
Sourced from **Property Data** .

\$1,456,000

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 the most comparable to the property for sale.

66 Talbot Road Talbot Road . Price **\$1,250,000** Sold 09 September 2017
Mount Waverley 3149

10 Talbot Road . Price **\$1,200,000** Sold 09 June 2017
Mount Waverley 3149

54 Bales Street . Price **\$1,248,000** Sold 08 June 2017
Mount Waverley 3149

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data .

Contact agents

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