

# 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

10 Talbett Street, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$1,456,500

Property Type House

Suburb Burwood

Period - From 06/07/2021

to

05/07/2022

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 Fulton Rd BLACKBURN SOUTH 3130  | \$1,455,000 | 26/02/2022   |
| 2 | 47 Cumming St BURWOOD 3125         | \$1,455,000 | 09/04/2022   |
| 3 | 24 Allister St MOUNT WAVERLEY 3149 | \$1,450,000 | 18/06/2022   |

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:

06/07/2022 15:34



3 1 2

**Property Type:** House  
**Land Size:** 843 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,450,000 - \$1,550,000  
**Median House Price**  
06/07/2021 - 05/07/2022: \$1,456,500

## Comparable Properties



**16 Fulton Rd BLACKBURN SOUTH 3130 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 26/02/2022  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx



**47 Cumming St BURWOOD 3125 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 09/04/2022  
**Property Type:** House (Res)  
**Land Size:** 768 sqm approx



**24 Allister St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 18/06/2022  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx