

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	for	sale	e
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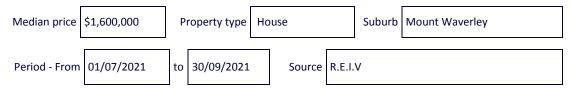
Address	
Including suburb and	60 Talbot Road, Mount Waverley 3149
postcode	

Indicative selling price

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

Single price \$1,495,000

Median sale price



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
20 Pamela Street, Mount Waverley 3149	\$1,400,000	10/07/2021
17 Long Beach Crescent, Mount Waverley 3149	\$1,480,000	22/08/2021
1 Talbot Road, Mount Waverley 3149	\$1,505,000	18/9/2021

This Statement of Information was prepared on: 16/10/2021