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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode

60 Talbot Road, Mount Waverley 3149

## Indicative selling price

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

Single price

\$1,495,000

## Median sale price

Median price

\$1,600,000

Property type

House

Suburb

Mount Waverley

Period - From

01/07/2021

to

30/09/2021

Source

R.E.I.V

## 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