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

1/17 Talbot Crescent, Kooyong Vic 3144

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price	Property Type	Suburb
$2,605,500	House	Kooyong

Period - From	to	Source
23/02/2023	22/02/2024	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	5/23 Mercer Rd ARMADALE 3143	$1,731,000	26/08/2023
2	3/41 Edgar St GLEN IRIS 3146	$1,641,000	04/01/2024
3	1/10 Willow St MALVERN 3144	$1,606,000	16/12/2023

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: 23/02/2024 09:38

🛏 3   🛁 2   🚗 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
23/02/2023 - 22/02/2024: $2,605,500

Comparable Properties

5/23 Mercer Rd ARMADALE 3143 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $1,731,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Villa

Agent Comments

3/41 Edgar St GLEN IRIS 3146 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,641,000
Method: Private Sale
Date: 04/01/2024
Property Type: House

Agent Comments

1/10 Willow St MALVERN 3144 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,606,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999