

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

23 Talbot Crescent, Kooyong Vic 3144

Indicative selling price

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

Range between \$4,900,000

&

\$5,390,000

Median sale price

Median price \$2,230,000

Property Type House

Suburb Kooyong

Period - From 17/04/2023

to

16/04/2024

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	44 Somers Av MALVERN 3144	\$5,500,044	29/02/2024
2	26 Elizabeth St MALVERN 3144	\$5,150,000	16/02/2024
3	5a Neave St HAWTHORN EAST 3123	\$5,018,000	02/12/2023

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:

17/04/2024 12:17

23 Talbot Crescent, Kooyong Vic 3144



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1147 sqm approx
Agent Comments

Indicative Selling Price
\$4,900,000 - \$5,390,000
Median House Price
17/04/2023 - 16/04/2024: \$2,230,000

Comparable Properties



44 Somers Av MALVERN 3144 (REI)

Agent Comments



Price: \$5,500,044
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 708 sqm approx



26 Elizabeth St MALVERN 3144 (REI)

Agent Comments



Price: \$5,150,000
Method: Sold Before Auction
Date: 16/02/2024
Property Type: House (Res)
Land Size: 658 sqm approx



5a Neave St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$5,018,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 979 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.