

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 3/72 Talbot Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$890,000 & \$978,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2022 to 30/09/2023 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	1/7 Devon Ct MOUNT WAVERLEY 3149	\$1,080,000	23/09/2023
2	15/32 Adrian St CHADSTONE 3148	\$950,000	17/07/2023
3	1/10 Boyd Av OAKLEIGH EAST 3166	\$860,000	07/10/2023

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: 27/10/2023 10:04



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$890,000 - \$978,000

Median Unit Price

Year ending September 2023: \$1,100,000

Comparable Properties



1/7 Devon Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,080,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)

15/32 Adrian St CHADSTONE 3148 (VG)

Agent Comments



Price: \$950,000

Method: Sale

Date: 17/07/2023

Property Type: Strata Unit/Townhouse - Conjoined



1/10 Boyd Av OAKLEIGH EAST 3166 (REI)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222