

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

3 DEVONPORT COURT, TAYLORS HILL, VIC 3037

Indicative selling price

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

Price Range:

\$660,000 to \$710,000

Median sale price

Median price

\$648,250

House

X

Unit


Suburb

TAYLORS HILL

Period

01 October 2016 to 30 September 2017

Source



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
6 RUSHCUTTERS PL, TAYLORS HILL, VIC 3037	\$687,000	06/05/2017
49 THE AVENUE AVE, CAROLINE SPRINGS, VIC 3023	*\$630,000	18/06/2017
4 DEVONPORT CRT, TAYLORS HILL, VIC 3037	\$686,000	17/06/2017