

# 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 9 Springview Boulevard, 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

\$690,000

&

\$740,000

### Median sale price

Median price

\$818,500

Property Type

House

Suburb

Taylors Hill (3037)

Period - From

01/02/2022

to

01/02/2022

Source

RP data

### Comparable property sales

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
47 JINDABYNE AVENUE, TAYLORS HILL VIC 3037	\$755,000	13/01/2022
29 WORONORA WAY, TAYLORS HILL VIC 3037	\$730,000	11/01/2022
63 The Esplanade Taylors Hill VIC 3037	\$737,250	29/09/2021

This Statement of Information was prepared on: 08/02/2022