

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

8 Edgecliff Close Taylors Hill VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$920,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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 Faraday Court Taylors Hill VIC 3037	\$920,000	25-Jul-21
11 Lynette Court Taylors Hill VIC 3037	\$985,000	28-Sep-21
8 Bronte Way Taylors Hill VIC 3037	\$1,046,000	29-May-21

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 6 months.~~

This Statement of Information was prepared on: 07 October 2021

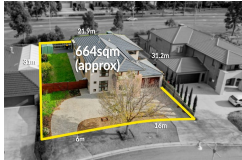


6 Faraday Court Taylors Hill VIC 3037

4 2 4

Sold Price **\$920,000** Sold Date **25-Jul-21**

Distance **0.51km**

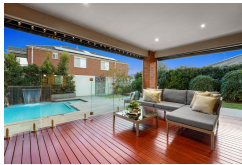


11 Lynette Court Taylors Hill VIC 3037

4 2 2

Sold Price ^{RS} **\$985,000** Sold Date **28-Sep-21**

Distance **0.62km**



8 Bronte Way Taylors Hill VIC 3037

4 2 4

Sold Price **\$1,046,000** Sold Date **29-May-21**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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