

## 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

13 John Robert Place 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Mar 2019

to

29 Feb 2020

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 21 Cronulla Way Taylors Hill VIC 3037   | \$742,000 | 30-Nov-19 |
| 25 Birchgrove Way Taylors Hill VIC 3037 | \$757,000 | 26-Sep-19 |
| 5 Bronte Way Taylors Hill VIC 3037      | \$755,000 | 30-Oct-19 |

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: 23 March 2020



**21 Cronulla Way Taylors Hill VIC 3037**

Sold Price

**\$742,000**

Sold Date

**30-Nov-19**

 4  2  2

Distance

**0.81km**



**25 Birchgrove Way Taylors Hill VIC 3037**

Sold Price

**\$757,000**

Sold Date

**26-Sep-19**

 4  2  2

Distance

**1.29km**



**5 Bronte Way Taylors Hill VIC 3037**

Sold Price

**\$755,000**

Sold Date

**30-Oct-19**

 4  2  2

Distance

**1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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