

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 Darling Court 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Oct 2018

to

30 Sep 2019

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

3 Wannon Place Taylors Hill VIC 3037	\$685,000	23-Sep-19
11 Lachlan Lane Taylors Hill VIC 3037	\$617,000	25-Jun-19
27 Omarama Way Taylors Hill VIC 3037	\$670,000	15-Jul-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: 21 October 2019



3 Wannon Place Taylors Hill VIC 3037

 3  2  2

Sold Price **\$685,000** Sold Date **23-Sep-19**

Distance **0.24km**



11 Lachlan Lane Taylors Hill VIC 3037

 4  2  3

Sold Price **\$617,000** Sold Date **25-Jun-19**

Distance **0.15km**



27 Omarama Way Taylors Hill VIC 3037

 4  2  2

Sold Price **\$670,000** Sold Date **15-Jul-19**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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