

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

4 BOLAC PLACE 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

\$800,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Taylors Hill

Period-from

01 May 2021

to

30 Apr 2022

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

7 BUCHAN COURT TAYLORS HILL VIC 3037	\$821,000	09-Feb-22
6 MARGARET PLACE TAYLORS HILL VIC 3037	\$800,000	19-Jan-22
7 RENAE WAY SYDENHAM VIC 3037	\$800,000	19-Mar-22

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: 04 May 2022

Raj Bakshi
M 0434037899
E rbakshi@whiteknightestateagents.com.au



7 BUCHAN COURT TAYLORS HILL VIC 3037

 4  2  5

Sold Price

\$821,000

Sold Date **09-Feb-22**

Distance **0.86km**



6 MARGARET PLACE TAYLORS HILL VIC 3037

 3  2  2

Sold Price

\$800,000

Sold Date **19-Jan-22**

Distance **0.92km**



7 RENAE WAY SYDENHAM VIC 3037

 4  2  2

Sold Price

^{RS} **\$800,000**

Sold Date **19-Mar-22**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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