

## 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

11 JAMIESON TERRACE 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$896,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jan 2024

to

31 Dec 2024

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 MARGARET PLACE TAYLORS HILL VIC 3037   | \$904,000 | 31-Jul-24 |
| 19 GARNET WAY TAYLORS HILL VIC 3037      | \$867,000 | 11-Jul-24 |
| 3 CARISBROOK COURT TAYLORS HILL VIC 3037 | \$890,000 | 24-Aug-24 |

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: 11 January 2025



**7 MARGARET PLACE TAYLORS HILL VIC 3037**

 4  2  2

Sold Price

**\$904,000**

Sold Date

**31-Jul-24**

Distance

**0.99km**



**19 GARNET WAY TAYLORS HILL VIC 3037**

 4  2  2

Sold Price

**\$867,000**

Sold Date

**11-Jul-24**

Distance

**1.16km**



**3 CARISBROOK COURT TAYLORS HILL VIC 3037**

 4  2  2

Sold Price

**\$890,000**

Sold Date

**24-Aug-24**

Distance

**1.27km**



**15 CONRAD TERRACE TAYLORS HILL VIC 3037**

 4  2  2

Sold Price

**\$865,000**

Sold Date

**11-Sep-24**

Distance

**1.52km**

RS = Recent sale

UN = Undisclosed Sale

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