

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

45 Wattletree Drive 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Nov 2019

to

31 Oct 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

19 Jacaranda Drive Taylors Hill VIC 3037	\$590,000	24-Jun-20
10 Callista Circuit Taylors Hill VIC 3037	\$521,500	15-Aug-20
36 Katrina Drive Burnside Heights VIC 3023	\$600,000	03-Jul-20

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: 06 November 2020



19 Jacaranda Drive Taylors Hill VIC 3037

Sold Price

\$590,000

Sold Date **24-Jun-20**

3 2 2

Distance **0.43km**



10 Callista Circuit Taylors Hill VIC 3037

Sold Price

\$521,500

Sold Date **15-Aug-20**

3 2 2

Distance **0.77km**



36 Katrina Drive Burnside Heights VIC 3023

Sold Price

\$600,000

Sold Date **03-Jul-20**

3 2 2

Distance **1.09km**



5 Synergy Court Taylors Hill VIC 3037

Sold Price

Sold Date **26-Apr-20**

3 2 2

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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