

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

3 RUBICON AVENUE 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

\$929,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Sep 2023

to

31 Aug 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

30 GLENELG BOULEVARD TAYLORS HILL VIC 3037	\$950,000	31-Jul-24
7 MARGARET PLACE TAYLORS HILL VIC 3037	\$904,000	31-Jul-24
32 JACARANDA DRIVE TAYLORS HILL VIC 3037	\$918,000	15-May-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: 21 September 2024

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**30 GLENELG BOULEVARD
TAYLORS HILL VIC 3037**

 4  2  2

Sold Price

^{RS}

\$950,000

Sold Date

31-Jul-24

Distance

0.66km



**7 MARGARET PLACE TAYLORS
HILL VIC 3037**

 4  2  2

Sold Price

\$904,000

Sold Date

31-Jul-24

Distance

0.69km



**32 JACARANDA DRIVE TAYLORS
HILL VIC 3037**

 5  2  2

Sold Price

\$918,000

Sold Date

15-May-24

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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