

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 Elderwood 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Land

Suburb

Taylors Hill

Period-from

01 Aug 2019

to

31 Jul 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

7 Wisteria Close Taylors Hill VIC 3037	\$815,000	27-Jun-20
2 Treasury Place Taylors Hill VIC 3037	\$860,000	28-Jul-20
15 Illawarra Circuit Taylors Hill VIC 3037	\$805,000	01-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: 27 August 2020



7 Wisteria Close Taylors Hill VIC 3037

 4  3  2

Sold Price **\$815,000** Sold Date **27-Jun-20**

Distance **0.55km**



2 Treasury Place Taylors Hill VIC 3037

 4  3  2

Sold Price **\$860,000** Sold Date **28-Jul-20**

Distance **1.26km**



15 Illawarra Circuit Taylors Hill VIC 3037

 4  2  2

Sold Price **\$805,000** Sold Date **01-Jul-20**

Distance **1.74km**

RS = Recent sale **UN** = Undisclosed Sale

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