

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 DEVONPORT 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Apr 2022

to

31 Mar 2023

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 CONNOR DRIVE BURNSIDE HEIGHTS VIC 3023	\$842,000	22-Mar-23
7 THEMEDA COURT DELAHEY VIC 3037	\$835,000	11-Feb-23
14 WARNER WAY CAROLINE SPRINGS VIC 3023	\$820,000	14-Mar-23

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 April 2023



7 CONNOR DRIVE BURNSIDE HEIGHTS VIC 3023

 4  2  2

Sold Price

^{RS}

\$842,000

Sold Date

22-Mar-23

Distance

1.85km



7 THEMEDA COURT DELAHEY VIC 3037

 5  3  2

Sold Price

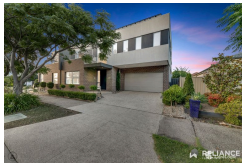
\$835,000

Sold Date

11-Feb-23

Distance

1.6km



14 WARNER WAY CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

^{RS}

\$820,000

Sold Date

14-Mar-23

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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