

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

7 Shadforth Close 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Land

Suburb

Taylors Hill

Period-from

01 Dec 2018

to

30 Nov 2019

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 Pitt Street Taylors Hill VIC 3037	\$583,000	29-Aug-19
15 Cumberland Grove Taylors Hill VIC 3037	\$585,000	13-Mar-19
34 Cottesloe Parade Taylors Hill VIC 3037	\$602,000	30-Jul-18

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: 09 December 2019



7 Pitt Street Taylors Hill VIC 3037

Sold Price

\$583,000

Sold Date

29-Aug-19

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Distance

0.97km



15 Cumberland Grove Taylors Hill VIC 3037

Sold Price

\$585,000

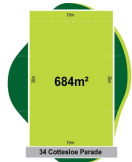
Sold Date

13-Mar-19

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Distance

1.27km



34 Cottesloe Parade Taylors Hill VIC 3037

Sold Price

\$602,000

Sold Date

30-Jul-18

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  2

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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