

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 Lambert 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Sep 2020

to

31 Aug 2021

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 Bowman Court Taylors Hill VIC 3037 | \$898,000 | 17-Jul-21 |
| 71 Watervale Boulevard Taylors Hill VIC 3037 | \$850,000 | 20-Mar-21 |
| 21 The Esplanade Taylors Hill VIC 3037 | \$820,000 | 30-Mar-21 |

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: 14 September 2021



7 Bowman Court Taylors Hill VIC 3037

Sold Price

^{RS}

\$898,000

Sold Date

17-Jul-21



4



2



2

Distance

0.08km



71 Watervale Boulevard Taylors Hill VIC 3037

Sold Price

\$850,000

Sold Date

20-Mar-21



4



2



2

Distance

0.62km



21 The Esplanade Taylors Hill VIC 3037

Sold Price

\$820,000

Sold Date

30-Mar-21



4



2



2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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