

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

23 WATERVALE BOULEVARD 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

\$899,000

&

\$969,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Apr 2021

to

31 Mar 2022

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

3 HINDMARSH WAY TAYLORS HILL VIC 3037	\$900,000	02-Dec-21
8 WANNON PLACE TAYLORS HILL VIC 3037	\$915,000	07-Jan-22
12 WELLS AVENUE TAYLORS HILL VIC 3037	\$911,000	22-Dec-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.~~

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Ash Dubash
P 0394915000
M 0420428055
E adubash@localexpertz.com.au



3 HINDMARSH WAY TAYLORS HILL VIC 3037 Sold Price **\$900,000** Sold Date **02-Dec-21**

4 2 2

Distance **0.17km**



8 WANNON PLACE TAYLORS HILL VIC 3037 Sold Price **\$915,000** Sold Date **07-Jan-22**

4 2 3

Distance **0.41km**



12 WELLS AVENUE TAYLORS HILL VIC 3037 Sold Price **\$911,000** Sold Date **22-Dec-21**

4 2 2

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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