

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

39 DURACK CIRCUIT 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Taylors Hill

Period-from

01 Oct 2021

to

30 Sep 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

19 CALLISTA CIRCUIT TAYLORS HILL VIC 3037	\$605,000	08-May-22
46 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037	\$584,000	13-Jul-22
49 DURACK CIRCUIT TAYLORS HILL VIC 3037	\$582,000	16-Sep-22

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: 31 October 2022



RELIANCE

real estate

Seemaa Aiden

P 03 8372 2040

M 0433 361 052

E csprings@reliancere.com.au



19 CALLISTA CIRCUIT TAYLORS HILL VIC 3037

3 2 1

Sold Price **\$605,000** Sold Date **08-May-22**

Distance **0.21km**



46 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037

3 2 2

Sold Price **\$584,000** Sold Date **13-Jul-22**

Distance **0.74km**



49 DURACK CIRCUIT TAYLORS HILL VIC 3037

3 2 4

Sold Price ^{RS} **\$582,000** ^{UN} Sold Date **16-Sep-22**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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