### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price	\$495,500	Pro	perty Type U	Init	]	Suburb	Taylors Hill
Period - From	16/03/2020	to	15/03/2021	So	ource	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3/30 Cranwell Sq CAROLINE SPRINGS 3023	\$510,000	14/11/2020
2	44 Amberlea Cirt TAYLORS HILL 3037	\$483,000	06/02/2021
3	48 Amberlea Cirt TAYLORS HILL 3037	\$480,000	27/01/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/03/2021 19:45

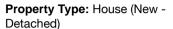




Jeff Anderson (03) 9835 1151 0411 222 744 jeffa@rosshunt.com.au

**Indicative Selling Price** \$445,000 - \$455,000 **Median Unit Price** 16/03/2020 - 15/03/2021: \$495,500





Land Size: 155 sqm approx

Agent Comments



# Comparable Properties



3/30 Cranwell Sq CAROLINE SPRINGS 3023

(REI/VG)

Price: \$510,000 Method: Auction Sale Date: 14/11/2020

Property Type: House (Res) Land Size: 188 sqm approx Agent Comments



44 Amberlea Cirt TAYLORS HILL 3037 (REI)

**-**3



Price: \$483,000 Method: Auction Sale Date: 06/02/2021

Property Type: House (Res) Land Size: 171 sqm approx **Agent Comments** 



48 Amberlea Cirt TAYLORS HILL 3037 (REI)





Price: \$480,000 Method: Private Sale Date: 27/01/2021 Rooms: 5

Property Type: Unit

Land Size: 185 sqm approx

**Agent Comments** 

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



