

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

51 Amberlea Circuit, Taylors Hill Vic 3037

Indicative selling price

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

Range between \$445,000

&

\$455,000

Median sale price

Median price \$495,500

Property Type Unit

Suburb Taylors Hill

Period - From 16/03/2020

to

15/03/2021

Source 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	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 comparable properties 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



3 2 2

Property Type: House (New - Detached)

Land Size: 155 sqm approx

Agent Comments

Comparable Properties



3/30 Cranwell Sq CAROLINE SPRINGS 3023 (REI/VG)

Agent Comments

3 2 2

Price: \$510,000

Method: Auction Sale

Date: 14/11/2020

Property Type: House (Res)

Land Size: 188 sqm approx



44 Amberlea Cirt TAYLORS HILL 3037 (REI)

Agent Comments

3 2 2

Price: \$483,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 171 sqm approx



48 Amberlea Cirt TAYLORS HILL 3037 (REI)

Agent Comments

3 2 2

Price: \$480,000

Method: Private Sale

Date: 27/01/2021

Rooms: 5

Property Type: Unit

Land Size: 185 sqm approx