

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

2 KEIWA PLACE 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Oct 2023

to

30 Sep 2024

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

9 MITCHELL GROVE TAYLORS HILL VIC 3037	\$775,000	23-Sep-24
33 TAYLORS HILL BOULEVARD TAYLORS HILL VIC 3037	\$835,000	02-Oct-24
17 ARGYLE WAY TAYLORS HILL VIC 3037	\$836,000	31-Jul-24

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 October 2024



9 MITCHELL GROVE TAYLORS HILL VIC 3037

3 2 2

^{RS} **\$775,000** Sold Date **23-Sep-24**

Distance **0.52km**



33 TAYLORS HILL BOULEVARD TAYLORS HILL VIC 3037

3 2 2

Sold Price ^{RS} **\$835,000** Sold Date **02-Oct-24**

Distance **1.87km**



17 ARGYLE WAY TAYLORS HILL VIC 3037

3 2 2

Sold Price ^{RS} **\$836,000** Sold Date **31-Jul-24**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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