

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 8 Durack Circuit, Taylors Hill, VIC 3037

Indicative selling price

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

Price Range

\$410,000

&

\$440,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Taylors Hill (3037)

Period - From

31/10/2021

to

16/11/2021

Source

On the house

Comparable property sales

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
49 AMBERLEA CIRCUIT, TAYLORS HILL VIC 3037	\$504,000	23/10/2021
4 DURACK CIRCUIT, TAYLORS HILL VIC 3037	\$472,000	11/09/2021
29 THE GLADES, TAYLORS HILL VIC 3037	\$501,000	14/07/2021

This Statement of Information was prepared on: 16/11/2021