

Professionals Taylors lakes

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

5 The Esplanade Taylors Hill VIC 3037

 5  5  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000 & \$960,000

## Median Sale Price

\$721,000 Houses in Taylors hill between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**26 Argyle Way Taylors Hill VIC 3037**

 5  3  2

Sold Price

**\$925,000<sup>UN</sup>**

Sold Date

**17-Dec-18**

Distance

**0.69km**



**12 Flinders Street Taylors Hill VIC 3037**

 5  2  2

Sold Price

**\$925,000**

Sold Date

**08-Jan-19**

Distance

**1.26km**



**19 Brunswick Place Taylors Hill VIC 3037**

 5  3  2

Sold Price

**\$870,000**

Sold Date

**26-Nov-18**

Distance

**1.77km**

RS = Recent sale

UN = Undisclosed Sale

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