

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

15 Nepean Way 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Taylors Hill

Period-from

01 Mar 2020

to

28 Feb 2021

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

8 Garnet Way Taylors Hill VIC 3037	\$740,000	13-Feb-21
2 Salamanca Place Taylors Hill VIC 3037	\$755,000	23-Oct-20
31 Peppermint Grove Taylors Hill VIC 3037	\$745,000	20-Feb-21

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: 13 March 2021



8 Garnet Way Taylors Hill VIC 3037 Sold Price ^{RS} **\$740,000** Sold Date **13-Feb-21**

 3  2  2

Distance **0.31km**



2 Salamanca Place Taylors Hill VIC 3037 Sold Price **\$755,000** Sold Date **23-Oct-20**

 4  2  2

Distance **0.7km**



31 Peppermint Grove Taylors Hill VIC 3037 Sold Price ^{RS} **\$745,000** Sold Date **20-Feb-21**

 4  2  2

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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