

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1 North Terrace Taylors Hill, 3037
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Indicative selling price

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

Range between	\$745,000 & \$775,000
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Median sale price

Median price	\$897,500	Property Type	HOUSE	Suburb	TAYLORS HILL
Period - From	01-Jan-2024	to	24-Jun-2024	Source	Price Finder

Comparable property sales

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	1 Nauru Court, Taylors Hill	\$888,000	16-Mar-2024
2	46 Barwon Street, Taylors Hil;	\$891,000	26-Mar-2024
3	9 Jacaranda Drive, Taylors Hill	\$896,000	04-May-2024

This statement of information was prepared on 21-Aug-2024 at 12:05:52 PM AEST