

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 CARISBROOK COURT 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

\$822,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 MOIRA COURT TAYLORS HILL VIC 3037 | \$831,000 | 29-Sep-21 |
| 14 ILLAWARRA CIRCUIT TAYLORS HILL VIC 3037 | \$840,000 | 26-Sep-21 |
| 18 ADDICOTT WAY TAYLORS HILL VIC 3037 | \$908,500 | 30-Sep-21 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 January 2022



**8 MOIRA COURT TAYLORS HILL
VIC 3037**

 4  2  2

Sold Price

\$831,000

Sold Date

29-Sep-21

Distance

0.26km



**14 ILLAWARRA CIRCUIT TAYLORS
HILL VIC 3037**

 4  2  2

Sold Price

\$840,000

Sold Date

26-Sep-21

Distance

0.22km



**18 ADDICOTT WAY TAYLORS HILL
VIC 3037**

 4  2  2

Sold Price

\$908,500

Sold Date

30-Sep-21

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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