

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

6 COOKS 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Mar 2023

to

29 Feb 2024

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

5 DARLING COURT TAYLORS HILL VIC 3037

\$886,000

20-Dec-23

9 BOWMAN COURT TAYLORS HILL VIC 3037

\$862,500

28-Feb-24

35 LUCAS TERRACE TAYLORS HILL VIC 3037

\$876,000

30-Jan-24

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: 08 March 2024



5 DARLING COURT TAYLORS HILL VIC 3037

Sold Price

\$886,000

Sold Date

20-Dec-23



3



2



2

Distance

0.26km



9 BOWMAN COURT TAYLORS HILL VIC 3037

Sold Price

^{RS}

\$862,500

Sold Date

28-Feb-24



3



2



2

Distance

0.88km



35 LUCAS TERRACE TAYLORS HILL VIC 3037

Sold Price

^{RS}

\$876,000

Sold Date

30-Jan-24



3



2



2

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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