

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

7 ELDERWOOD 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

or range
between

\$930,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Dec 2022

to

30 Nov 2023

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

24 BREWSTER WAY TAYLORS HILL VIC 3037	\$970,000	18-Nov-23
31 PARK LANE TAYLORS HILL VIC 3037	\$950,000	18-Nov-23

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: 11 December 2023



24 BREWSTER WAY TAYLORS HILL VIC 3037

 4  2  2

Sold Price

^{RS} **\$970,000**

Sold Date

18-Nov-23

Distance

0.63km



31 PARK LANE TAYLORS HILL VIC 3037

 4  2  2

Sold Price

^{RS} **\$950,000**

Sold Date

18-Nov-23

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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