

## 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 INGRAM PLACE TAYLORS HILL VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Taylors Hill

Period-from

01 Jan 2022

to

31 Dec 2022

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 THE ENTRANCE CAROLINE SPRINGS VIC 3023	\$602,000	03-Oct-22
7/8 THE CROSSING CAROLINE SPRINGS VIC 3023	\$635,000	30-Aug-22
22 CALLISTA CIRCUIT TAYLORS HILL VIC 3037	\$640,000	21-Oct-22

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 January 2023



### 5 THE ENTRANCE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

<sup>RS</sup> \$602,000 Sold Date 03-Oct-22

Distance 0.28km



### 7/8 THE CROSSING CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

\$635,000 Sold Date 30-Aug-22

Distance 1.59km



### 22 CALLISTA CIRCUIT TAYLORS HILL VIC 3037

3 2 2

Sold Price

<sup>RS</sup> \$640,000 Sold Date 21-Oct-22

Distance 0.77km

RS = Recent sale

UN = Undisclosed Sale

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