

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

5 Wattletree Drive Taylors Hill VIC 3037
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Indicative selling price

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

Single Price

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 or range between

\$480,000

 &

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

 Property type

Unit

 Suburb

Taylors Hill

Period-from

01 May 2019

 to

30 Apr 2020

 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
20 Callista Circuit Taylors Hill VIC 3037	\$528,000	03-Feb-20
1 Durack Circuit Taylors Hill VIC 3037	\$525,500	29-Feb-20
83 Durack Circuit Taylors Hill VIC 3037	\$519,500	29-Feb-20

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: 15 May 2020