## 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

53 Chancery 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	\$680,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

#### 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	
4 Edward Court Taylors Hill VIC 3037	\$580,000	25-Nov-20	
56 Cottesloe Parade Taylors Hill VIC 3037	\$715,000	31-Mar-21	

#### 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: 09 August 2021





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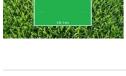
4 Edward Court Taylors Hill VIC 3037

Sold Price

\$580,000 Sold Date 25-Nov-20

Distance

0.58km



56 Cottesloe Parade Taylors Hill

Sold Price

\*\* **\$715,000** Sold Date

31-Mar-21

Distance

0.69km



VIC 3037

**=** -

**RS** = Recent sale UN = Undisclosed Sale

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