

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

3 Rushcutters Place 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

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jul 2020

to

30 Jun 2021

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 Nevis Place Taylors Hill VIC 3037	\$890,000	30-Jun-21
6 Wakefield Road Taylors Hill VIC 3037	\$933,000	23-Jun-21
18 Nepean Way Taylors Hill VIC 3037	\$785,000	05-May-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: 11 July 2021


5 Nevis Place Taylors Hill VIC 3037

Sold Price

^{RS} **\$890,000**

Sold Date

30-Jun-21


4



2



2

Distance

0.5km

6 Wakefield Road Taylors Hill VIC 3037

Sold Price

^{RS} **\$933,000**

Sold Date

23-Jun-21


4



2



2

Distance

0.5km

18 Nepean Way Taylors Hill VIC 3037

Sold Price

^{RS} **\$785,000**

Sold Date

05-May-21


4



2



2

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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