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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

27 Peppermint Grove Taylors Hill VIC 3037

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$670,000 & \$720,000

## Median Sale Price




\$721,000 Houses in Taylors hill between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 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.






**5 Pacific Boulevard Taylors Hill VIC 3037** Sold Price <sup>RS</sup> **\$722,000** <sup>UN</sup> Sold Date **21-Feb-19**  
 4  2  2 Distance **0.21km**



**23 Birchgrove Way Taylors Hill VIC 3037** Sold Price **\$697,500** Sold Date **22-Dec-18**  
 3  2  2 Distance **0.95km**



**7 Mulwala Place Taylors Hill VIC 3037** Sold Price **\$675,000** Sold Date **30-Nov-18**  
 4  2  2 Distance **1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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