

## 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

9 Southbank Walk 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

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Dec 2020

to

30 Nov 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 16 Hawthorn Grove Taylors Hill VIC 3037 | \$760,000 | 02-Mar-21 |
| 94 Community Hub Hillside VIC 3037      | \$770,000 | 20-Oct-21 |
| 2 Salamanca Place Taylors Hill VIC 3037 | \$755,000 | 23-Oct-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: 06 December 2021



**16 Hawthorn Grove Taylors Hill VIC 3037**

5 2 2

Sold Price

**\$760,000**

Sold Date

**02-Mar-21**

Distance

**0.49km**



**94 Community Hub Hillside VIC 3037**

4 2 2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**20-Oct-21**

Distance

**0.5km**



**2 Salamanca Place Taylors Hill VIC 3037**

4 2 2

Sold Price

**\$755,000**

Sold Date

**23-Oct-20**

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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