

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

32 ELOURA CIRCUIT 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

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,500

Property type

Unit

Suburb

Taylors Hill

Period-from

01 Sep 2023

to

31 Aug 2024

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

26 THE GLADES TAYLORS HILL VIC 3037

\$515,000

31-Aug-24

11 CARDINIA CRESCENT TAYLORS HILL VIC 3037

\$530,000

26-Jun-24

22 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037

\$581,000

23-Sep-24

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: 30 September 2024


**26 THE GLADES TAYLORS HILL
VIC 3037**
 3  2  2

Sold Price

^{RS}
\$515,000

Sold Date

31-Aug-24

Distance

1.18km

**11 CARDINIA CRESCENT TAYLORS
HILL VIC 3037**
 3  2  2

Sold Price

\$530,000

Sold Date

26-Jun-24

Distance

0.99km

**22 AMBERLEA CIRCUIT TAYLORS
HILL VIC 3037**
 3  2  2

Sold Price

^{RS}
\$581,000

Sold Date

23-Sep-24

Distance

0.94km
RS = Recent sale

UN = Undisclosed Sale

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