

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 9 Nevis Place, Taylors Hill 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 \$610,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$728,000 *House ☒ *Unit ☐ Suburb Taylors Hill 3037

Period - From 01/11/2017 to 31/10/2018 Source CoreLogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1- 2 Eglington Court, Taylors Hill 3037	\$650,000	20/08/2018
2- 48 Jindabyne Avenue, Taylors Hill 3037	\$610,000	18/08/2018
3- 13 Mossbury Court, Taylors Hill 3037	\$ 620,000	02/07/2018