

## 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

52 DOUBLE BAY DRIVE 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

\$820,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Mar 2021

to

28 Feb 2022

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

|  |           |           |
|--|-----------|-----------|
| 3 CARISBROOK COURT TAYLORS HILL VIC 3037   | \$822,000 | 27-Jan-22 |
| 8 MOIRA COURT TAYLORS HILL VIC 3037        | \$831,000 | 29-Sep-21 |
| 14 ILLAWARRA CIRCUIT TAYLORS HILL VIC 3037 | \$840,000 | 26-Sep-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: 17 March 2022



### 3 CARISBROOK COURT TAYLORS HILL VIC 3037

Sold Price <sup>RS</sup> **\$822,000** <sup>UN</sup> Sold Date **27-Jan-22**

 4  2  2

Distance **0.28km**



### 8 MOIRA COURT TAYLORS HILL VIC 3037

Sold Price **\$831,000** Sold Date **29-Sep-21**

 4  2  2

Distance **0.53km**



### 14 ILLAWARRA CIRCUIT TAYLORS HILL VIC 3037

Sold Price **\$840,000** Sold Date **26-Sep-21**

 4  2  2

Distance **0.44km**



### 12 MORAY CLOSE TAYLORS HILL VIC 3037

Sold Price **\$855,000** Sold Date **22-Dec-21**

 4  2  2

Distance **1.47km**

**RS** = Recent sale **UN** = Undisclosed Sale

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