

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

7 LUCAS TERRACE 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Aug 2021

to

31 Jul 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

1 LACHLAN LANE TAYLORS HILL VIC 3037	\$796,500	22-Jun-22
3 WORONORA WAY TAYLORS HILL VIC 3037	\$785,000	22-Feb-22
4 COLLINS STREET TAYLORS HILL VIC 3037	\$836,000	30-Jul-22

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.~~

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RELIANCE

real estate

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1 LACHLAN LANE TAYLORS HILL VIC 3037

Sold Price

RS

\$796,500

Sold Date

22-Jun-22



4



2



2

Distance

1.25km



3 WORONORA WAY TAYLORS HILL VIC 3037

Sold Price

\$785,000

Sold Date

22-Feb-22



4



2



2

Distance

1.38km



4 COLLINS STREET TAYLORS HILL VIC 3037

Sold Price

RS

\$836,000

Sold Date

30-Jul-22



4



2



2

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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