

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

17 GEORGE STREET 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

\$920,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Apr 2021

to

31 Mar 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 BOTANY LANE TAYLORS HILL VIC 3037	\$1,210,000	31-Jan-22
8 EILDON CIRCUIT TAYLORS HILL VIC 3037	\$995,000	13-Nov-21
12 SHADFORTH CLOSE TAYLORS HILL VIC 3037	\$985,000	15-Feb-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.~~

This Statement of Information was prepared on: 20 April 2022


**3 BOTANY LANE TAYLORS HILL
VIC 3037**

 Sold Price **\$1,210,000** Sold Date **31-Jan-22**
 4  2  2

 Distance **0.09km**

**8 EILDON CIRCUIT TAYLORS HILL
VIC 3037**

 Sold Price **\$995,000** Sold Date **13-Nov-21**
 4  2  2

Distance -


**12 SHADFORTH CLOSE TAYLORS
HILL VIC 3037**

 Sold Price ^{RS} **\$985,000** Sold Date **15-Feb-22**
 4  2  2

Distance -


**2 WILLIAMS LANE TAYLORS HILL
VIC 3037**

 Sold Price **\$930,000** Sold Date **14-Dec-21**
 4  2  2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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