

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

4 Thomson Way, Taylors Hill Vic 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000

&

\$935,000

Median sale price

Median price \$912,500

Property Type House

Suburb Taylors Hill

Period - From 01/01/2022

to

31/12/2022

Source REIV

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 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	54 Barwon St TAYLORS HILL 3037	\$920,000	02/02/2023
2	42 Barwon St TAYLORS HILL 3037	\$915,000	08/11/2022
3	22 Glenelg Blvd TAYLORS HILL 3037	\$895,000	26/09/2022

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 six months.~~

This Statement of Information was prepared on:

07/03/2023 11:40



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Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$935,000
Median House Price
 Year ending December 2022: \$912,500

Comparable Properties

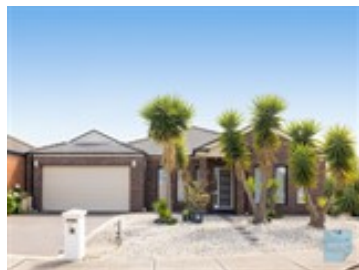


54 Barwon St TAYLORS HILL 3037 (REI)

Agent Comments

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Price: \$920,000
Method: Private Sale
Date: 02/02/2023
Property Type: House
Land Size: 617 sqm approx



42 Barwon St TAYLORS HILL 3037 (REI/VG)

Agent Comments

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Price: \$915,000
Method: Private Sale
Date: 08/11/2022
Property Type: House
Land Size: 625 sqm approx



22 Glenelg Blvd TAYLORS HILL 3037 (REI/VG)

Agent Comments

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Price: \$895,000
Method: Private Sale
Date: 26/09/2022
Property Type: House
Land Size: 650 sqm approx

Account - VICPROP