

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 3 Ultimo Walk, TAYLORS HILL 3037

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$750,000 - \$820,000**

#### Median sale price

Median **House** for **TAYLORS HILL** for period **Sep 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$697,500**

#### Comparable property sales

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 the most comparable to the property for sale.

**2 The Walk,**  
Taylors Hill 3037

Price **\$800,000** Sold 24 June  
2019

**7 Tasman Court,**  
Taylors Hill 3037

Price **\$775,000** Sold 31  
August 2019

**6 Evergreen Court,**  
Taylors Hill 3037

Price **\$760,000** Sold 09  
August 2019

This Statement of Information was prepared on 19th Nov 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

5 beds

3 baths

2 parking

#### Ray White Taylors Lakes

Shop 1, Shoppers Lane,  
Taylors Lakes VIC 3038

#### Contact agents



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