

## 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

3 DURACK CIRCUIT TAYLORS HILL VIC 3037

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,250

Property type

House

Suburb

Taylors Hill

Period-from

01 Aug 2022

to

31 Jul 2023

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

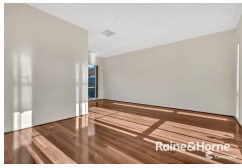
Date of sale

5 DURACK CIRCUIT TAYLORS HILL VIC 3037	\$555,000	18-Jul-22
25 WATTLETREE DRIVE TAYLORS HILL VIC 3037	\$546,000	17-Mar-23
28 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037	\$550,000	12-May-23

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 August 2023



**5 DURACK CIRCUIT TAYLORS HILL VIC 3037**

Sold Price

**\$555,000**

Sold Date

**18-Jul-22**

 3

 2

 2

Distance

**0.02km**



**25 WATTLETREE DRIVE TAYLORS HILL VIC 3037**

Sold Price

**\$546,000**

Sold Date

**17-Mar-23**

 3

 2

 2

Distance

**0.42km**



**28 AMBERLEA CIRCUIT TAYLORS HILL VIC 3037**

Sold Price

**\$550,000**

Sold Date

**12-May-23**

 3

 2

 2

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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