

## 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

19 Dorcas Lane Taylors Hill VIC 3037

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Sep 2018

to

31 Aug 2019

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

2 The Walk Taylors Hill VIC 3037	\$800,000	22-Jul-19
11 Scott Lane Taylors Hill VIC 3037	\$800,000	08-Jul-19
12 Balmain Circuit Taylors Hill VIC 3037	\$810,000	31-May-19

**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 September 2019



**2 The Walk Taylors Hill VIC 3037** Sold Price **\$800,000** Sold Date **22-Jul-19**

 5  3  2

Distance **0.62km**



**11 Scott Lane Taylors Hill VIC 3037** Sold Price Sold Date **08-Jul-19**

 4  2  2

Distance **1.26km**



**12 Balmain Circuit Taylors Hill VIC 3037** Sold Price **\$810,000** Sold Date **31-May-19**

 4  2  2

Distance **1.29km**

RS = Recent sale UN = Undisclosed Sale

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