

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

41 BALMAIN CIRCUIT 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jun 2022

to

31 May 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

74 DOMAIN WAY TAYLORS HILL VIC 3037	\$802,500	10-May-23
6 MAVORA COURT TAYLORS HILL VIC 3037	\$880,000	25-Mar-23
70 GEORGE STREET TAYLORS HILL VIC 3037	\$966,500	03-Jun-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.~~

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74 DOMAIN WAY TAYLORS HILL VIC 3037

Sold Price

RS

\$802,500

Sold Date **10-May-23**

4 2 2

Distance **1.13km**



6 MAVORA COURT TAYLORS HILL VIC 3037

Sold Price

\$880,000

Sold Date **25-Mar-23**

4 2 2

Distance **1.09km**



70 GEORGE STREET TAYLORS HILL VIC 3037

Sold Price

RS

\$966,500

Sold Date **03-Jun-23**

4 2 2

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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