

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 KENT PLACE, TAYLORS HILL, VIC 3037**

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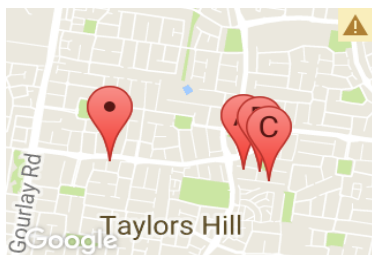
### Indicative Selling Price

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

**Price Range: \$790,000 to \$869,000**

Provided by: Paul Muscat, Barry Plant Caroline Springs

## MEDIAN SALE PRICE



**TAYLORS HILL, VIC, 3037**

Suburb Median Sale Price (House)

**\$645,000**

01 July 2017 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**4 SHADFORTH CL, TAYLORS HILL, VIC 3037**

 4  2  2

Sale Price

**\*\$802,000**

Sale Date: 08/11/2017

Distance from Property: 876m



**4 MCMINN PL, TAYLORS HILL, VIC 3037**

 4  2  2

Sale Price

**\*\$805,200**

Sale Date: 30/10/2017

Distance from Property: 983m



**25 LITCHFIELD WAY, TAYLORS HILL, VIC 3037**

 5  3  2

Sale Price

**\*\$845,500**

Sale Date: 13/11/2017

Distance from Property: 1.1km



This report has been compiled on 16/11/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

4 KENT PLACE, 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)

Price Range: \$790,000 to \$869,000

Median sale price

Median price

\$645,000

House

X

Unit


Suburb

TAYLORS HILL

Period

01 July 2017 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 SHADFORTH CL, TAYLORS HILL, VIC 3037	*\$802,000	08/11/2017
4 MCMINN PL, TAYLORS HILL, VIC 3037	*\$805,200	30/10/2017
25 LITCHFIELD WAY, TAYLORS HILL, VIC 3037	*\$845,500	13/11/2017