

## 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

8 Illawarra Circuit 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

\$979,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Feb 2019

to

31 Jan 2020

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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 24 The Esplanade Taylors Hill VIC 3037       | \$945,000   | 17-Sep-19 |
| 37 Watervale Boulevard Taylors Hill VIC 3037 | \$1,019,000 | 16-Nov-19 |
| 47 George Street Taylors Hill VIC 3037       | \$1,090,000 | 18-Dec-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: 25 February 2020



## 24 The Esplanade Taylors Hill VIC 3037

Sold Price

**\$945,000**

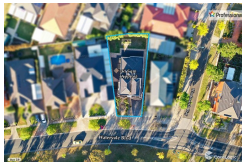
Sold Date

**17-Sep-19**

4 2 2

Distance

**0.52km**



## 37 Watervale Boulevard Taylors Hill VIC 3037

Sold Price

**\$1,019,000**

Sold Date

**16-Nov-19**

4 4 2

Distance

**0.57km**



## 47 George Street Taylors Hill VIC 3037

Sold Price

**\$1,090,000**

Sold Date

**18-Dec-19**

4 2 3

Distance

**0.6km**



## 18 Rushcutters Place Taylors Hill VIC 3037

Sold Price

**\$906,000**

Sold Date

**28-Aug-19**

4 3 3

Distance

**0.65km**



## 26 Pirie Way Taylors Hill VIC 3037

Sold Price

**\$1,160,500**

Sold Date

**06-Dec-19**

4 3 4

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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