

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

4 Amberlea 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,000

Property type

Unit

Suburb

Taylors Hill

Period-from

01 Jun 2020

to

31 May 2021

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

8 Amberlea Circuit Taylors Hill VIC 3037	\$490,000	24-May-21
44 Amberlea Circuit Taylors Hill VIC 3037	\$483,000	06-Feb-21
13 Amberlea Circuit Taylors Hill VIC 3037	\$465,000	30-Mar-21

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: 16 June 2021



8 Amberlea Circuit Taylors Hill VIC 3037

Sold Price

^{RS}

\$490,000

Sold Date

24-May-21



3



2



2

Distance

0.05km



44 Amberlea Circuit Taylors Hill VIC 3037

Sold Price

\$483,000

Sold Date

06-Feb-21



3



2



2

Distance

0.09km



13 Amberlea Circuit Taylors Hill VIC 3037

Sold Price

\$465,000

Sold Date

30-Mar-21



3



2



2

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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