

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

46 NICHOLSON TERRACE 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jun 2021

to

31 May 2022

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

4 BOLAC PLACE TAYLORS HILL VIC 3037	\$880,000	03-Jun-22
8 WANNON PLACE TAYLORS HILL VIC 3037	\$915,000	07-Jan-22
8 EILDON CIRCUIT TAYLORS HILL VIC 3037	\$995,000	13-Nov-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: 27 June 2022



**4 BOLAC PLACE TAYLORS HILL
VIC 3037**

Sold Price

^{RS} **\$880,000** Sold Date **03-Jun-22**

4 2 2

Distance **0.3km**



**8 WANNON PLACE TAYLORS HILL
VIC 3037**

Sold Price

\$915,000 Sold Date **07-Jan-22**

4 2 3

Distance **0.34km**



**8 EILDON CIRCUIT TAYLORS HILL
VIC 3037**

Sold Price

\$995,000 Sold Date **13-Nov-21**

4 2 2

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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