

## 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

30 Jindabyne Avenue 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

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Oct 2020

to

30 Sep 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

3 Cooks Way Taylors Hill VIC 3037	\$730,000	21-Jul-21
5 Edward Court Taylors Hill VIC 3037	\$736,000	22-May-21
14 Bowman Court Taylors Hill VIC 3037	\$730,000	30-Sep-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: 15 October 2021

# AREASPECIALIST

Area Specialist

M 0403491845

E reception.bs@areaspecialist.com.au



**3 Cooks Way Taylors Hill VIC 3037**

Sold Price

**\$730,000**

Sold Date

**21-Jul-21**



4



2



2

Distance

**0.52km**



**5 Edward Court Taylors Hill VIC 3037**

Sold Price

**\$736,000**

Sold Date

**22-May-21**



4



2



2

Distance

**1.2km**



**14 Bowman Court Taylors Hill VIC 3037**

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date

**30-Sep-21**



4



2



2

Distance

**1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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