

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 Wannon Place 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Nov 2020

to

31 Oct 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 Eildon Circuit Taylors Hill VIC 3037	\$995,000	17-Nov-21
12 Bond Street Taylors Hill VIC 3037	\$1,062,500	08-Nov-21
40 Double Bay Drive Taylors Hill VIC 3037	\$1,030,000	21-Oct-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: 29 November 2021



8 Eildon Circuit Taylors Hill VIC 3037

4
 2
 2

Sold Price

^{RS} **\$995,000**

Sold Date

17-Nov-21

Distance

0.3km



12 Bond Street Taylors Hill VIC 3037

4
 2
 2

Sold Price

^{RS} **\$1,062,500**

Sold Date

08-Nov-21

Distance

1.08km



40 Double Bay Drive Taylors Hill VIC 3037

4
 2
 2

Sold Price

\$1,030,000

Sold Date

21-Oct-21

Distance

1.19km



9 Bronte Way Taylors Hill VIC 3037

4
 2
 3

Sold Price

^{RS} **\$1,067,000**

Sold Date

27-Sep-21

Distance

1.5km



14 Illawarra Circuit Taylors Hill VIC 3037

4
 2
 2

Sold Price

\$840,000

Sold Date

26-Sep-21

Distance

0.67km



6 Faraday Court Taylors Hill VIC 3037

4
 2
 4

Sold Price

\$920,000

Sold Date

25-Jul-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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