

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 KINGSTON DRIVE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jul 2021

to

30 Jun 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

| | | |
|----------------------------------------|-----------|-----------|
| 22 CHURCH AVENUE TAYLORS HILL VIC 3037 | \$765,000 | 31-Jan-22 |
| 29 PARK LANE TAYLORS HILL VIC 3037 | \$785,000 | 18-May-22 |
| 6 MARGARET PLACE TAYLORS HILL VIC 3037 | \$800,000 | 19-Jan-22 |

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: 01 July 2022

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**22 CHURCH AVENUE TAYLORS HILL VIC 3037** 3  2  2

Sold Price

\$765,000

Sold Date

31-Jan-22

Distance

0.58km**29 PARK LANE TAYLORS HILL VIC 3037** 3  2  2

Sold Price

^{RS} **\$785,000**

Sold Date

18-May-22

Distance

0.7km**6 MARGARET PLACE TAYLORS HILL VIC 3037** 3  2  2

Sold Price

\$800,000

Sold Date

19-Jan-22

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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