

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 DEVONPORT COURT 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Nov 2023

to

31 Oct 2024

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

1 NORTH TERRACE TAYLORS HILL VIC 3037	\$752,500	12-Aug-24
14 TASMAN COURT TAYLORS HILL VIC 3037	\$736,000	20-Dec-23

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 November 2024



1 NORTH TERRACE TAYLORS HILL VIC 3037

Sold Price

\$752,500

Sold Date

12-Aug-24



4



2



-

Distance

1.46km



14 TASMAN COURT TAYLORS HILL VIC 3037

Sold Price

\$736,000

Sold Date

20-Dec-23



4



2



2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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