

## 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

1 Wannan Place 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

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Nov 2018

to

31 Oct 2019

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

6 Evergreen Court Taylors Hill VIC 3037	\$760,000	09-Aug-19
19 Watervale Boulevard Taylors Hill VIC 3037	\$740,000	04-Sep-19

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: 06 November 2019

**6 Evergreen Court Taylors Hill VIC 3037**

Sold Price

**\$760,000**

Sold Date

**09-Aug-19**

5 3 2

Distance

**1.18km****19 Watervale Boulevard Taylors Hill VIC 3037**

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**04-Sep-19**

4 2 2

Distance

**0.41km****RS** = Recent sale**UN** = Undisclosed Sale

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