

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

7 Pacific Boulevard 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Taylors Hill

Period-from

01 Mar 2020

to

28 Feb 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

| | | |
|--------------------------------------------|-------------|-----------|
| 19 Pacific Boulevard Taylors Hill VIC 3037 | \$1,040,000 | 18-Feb-21 |
| 16 Royale Drive Fraser Rise VIC 3336 | \$789,500 | 17-Oct-20 |
| 34 Loddon Drive Taylors Hill VIC 3037 | \$850,000 | 23-Dec-20 |

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.~~

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19 Pacific Boulevard Taylors Hill VIC 3037 Sold Price ^{RS} **\$1,040,000** Sold Date **18-Feb-21**

4 2 2

Distance **0.11km**



16 Royale Drive Fraser Rise VIC 3336 Sold Price **\$789,500** Sold Date **17-Oct-20**

4 2 2

Distance **1.63km**



34 Loddon Drive Taylors Hill VIC 3037 Sold Price ^{RS} **\$850,000** Sold Date **23-Dec-20**

4 2 2

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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