

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 NAURU 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

House

Suburb

Taylors Hill

Period-from

01 Feb 2023

to

31 Jan 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

3 ARGYLE WAY TAYLORS HILL VIC 3037	\$770,000	25-Nov-23
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: 21 February 2024



3 ARGYLE WAY TAYLORS HILL VIC 3037 Sold Price

\$770,000 Sold Date **25-Nov-23**

 5  2  2

Distance **0.82km**



14 TASMAN COURT TAYLORS HILL VIC 3037 Sold Price

\$736,000 Sold Date **20-Dec-23**

 4  2  2

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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