

## 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

15 LITCHFIELD WAY 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Oct 2022

to

30 Sep 2023

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

2 NEVIS PLACE TAYLORS HILL VIC 3037	\$968,000	19-Apr-23
70 GEORGE STREET TAYLORS HILL VIC 3037	\$966,500	03-Jun-23
41 BALMAIN CIRCUIT TAYLORS HILL VIC 3037	\$913,000	29-Jun-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: 09 October 2023


**2 NEVIS PLACE TAYLORS HILL VIC 3037**

Sold Price

**\$968,000**

Sold Date

**19-Apr-23**
 4
  
  2
  
  2

Distance

**0.49km**

**70 GEORGE STREET TAYLORS HILL VIC 3037**

Sold Price

**\$966,500**

Sold Date

**03-Jun-23**
 4
  
  2
  
  2

Distance

**0.74km**

**41 BALMAIN CIRCUIT TAYLORS HILL VIC 3037**

Sold Price

**\$913,000**

Sold Date

**29-Jun-23**
 4
  
  2
  
  2

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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