

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

21 FLAGSTAFF LANE 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

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Mar 2023

to

29 Feb 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

23 WARANGA WAY TAYLORS HILL VIC 3037	\$815,000	16-Mar-24
11 EILDON CIRCUIT TAYLORS HILL VIC 3037	\$815,000	28-Oct-23
3 ARGYLE WAY TAYLORS HILL VIC 3037	\$770,000	25-Nov-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.~~

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23 WARANGA WAY TAYLORS HILL VIC 3037 Sold Price

^{RS} **\$815,000** Sold Date **16-Mar-24**

 4  2  2

Distance **1.96km**



11 EILDON CIRCUIT TAYLORS HILL VIC 3037 Sold Price

\$815,000 Sold Date **28-Oct-23**

 4  2  2

Distance **1.82km**



3 ARGYLE WAY TAYLORS HILL VIC 3037 Sold Price

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

 5  2  2

Distance **0.65km**

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

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