

## 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

23 BLOOMSBURY DRIVE 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Taylors Hill

Period-from

01 May 2023

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 40 JINDABYNE AVENUE TAYLORS HILL VIC 3037 | \$840,000 | 29-Apr-24 |
| 13 MOSSBURY COURT TAYLORS HILL VIC 3037   | \$826,000 | 13-Apr-24 |
|   |           |           |

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: 30 May 2024



**40 JINDABYNE AVENUE TAYLORS  
HILL VIC 3037**

4 2 2

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date **29-Apr-24**

Distance **0.59km**



**13 MOSSBURY COURT TAYLORS  
HILL VIC 3037**

4 2 2

Sold Price

<sup>RS</sup> **\$826,000**

Sold Date **13-Apr-24**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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