

## 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

24 ELOURA CIRCUIT 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

\$695,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jan 2023

to

31 Dec 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

6 IRWIN GARDENS CAROLINE SPRINGS VIC 3023	\$750,000	23-Nov-23
5 BANEEM COURT SYDENHAM VIC 3037	\$750,000	03-Aug-23
11 BURNLEY GROVE TAYLORS HILL VIC 3037	\$750,000	21-Oct-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: 22 January 2024

**6 IRWIN GARDENS CAROLINE SPRINGS VIC 3023**

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Sold Price

RS

**\$750,000**

Sold Date

**23-Nov-23**

Distance

**1.78km****5 BANEEM COURT SYDENHAM VIC 3037**

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Sold Price

**\$750,000**

Sold Date

**03-Aug-23**

Distance

**1.37km****11 BURNLEY GROVE TAYLORS HILL VIC 3037**

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Sold Price

Sold Date

**21-Oct-23**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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