

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

31 PARK 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

\$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

19 WEBBS AVENUE TAYLORS HILL VIC 3037	\$894,000	21-Oct-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: 23 October 2023


19 WEBBS AVENUE TAYLORS HILL VIC 3037

Sold Price

^{RS}
\$894,000

Sold Date

21-Oct-23
 4
  2
  2

Distance

0.69km

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

1.06km
RS = Recent sale

UN = Undisclosed Sale

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