

## 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

36 KINGSTON 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

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$913,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jul 2023

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 2 SYNERGY COURT TAYLORS HILL VIC 3037         | \$670,000 | 11-Apr-24 |
| 23 STUDLEY PARK WAY CAROLINE SPRINGS VIC 3023 | \$682,000 | 30-Jan-24 |
| 4 GARDENIA WAY CAROLINE SPRINGS VIC 3023      | \$725,000 | 11-Jun-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: 02 July 2024



**2 SYNERGY COURT TAYLORS HILL  
VIC 3037**

 3  2  1

Sold Price

**\$670,000**

Sold Date

**11-Apr-24**

Distance

**0.92km**



**23 STUDLEY PARK WAY  
CAROLINE SPRINGS VIC 3023**

 3  2  1

Sold Price

**\$682,000**

Sold Date

**30-Jan-24**

Distance

**1.54km**



**4 GARDENIA WAY CAROLINE  
SPRINGS VIC 3023**

 3  2  1

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**11-Jun-24**

Distance

**1.89km**

RS = Recent sale

UN = Undisclosed Sale

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