

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

5 THE WALK 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jul 2022

to

30 Jun 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

10 GEORGE STREET TAYLORS HILL VIC 3037	\$1,240,000	28-Jun-23
69 TAYLORS HILL BOULEVARD TAYLORS HILL VIC 3037	\$1,280,000	18-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: 10 July 2023



10 GEORGE STREET TAYLORS HILL VIC 3037 Sold Price ^{RS} **\$1,240,000** Sold Date **28-Jun-23**

 4
  3
  2

Distance **0.46km**



69 TAYLORS HILL BOULEVARD TAYLORS HILL VIC 3037 Sold Price ^{RS} **\$1,280,000** Sold Date **18-Jun-23**

 4
  2
  3

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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