

Statement of Information

Prepared on 11th April 2024



61 The Glades, TAYLORS HILL VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

61 THE GLADES 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Taylors Hill

Period-from

01 Apr 2023

to

31 Mar 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

18 DURACK CIRCUIT TAYLORS HILL VIC 3037	\$514,000	25-Mar-24
32 ELOURA CIRCUIT TAYLORS HILL VIC 3037	\$527,000	15-Feb-24
29 PARKES WAY BURNSIDE HEIGHTS VIC 3023	\$650,000	19-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: 11 April 2024

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18 DURACK CIRCUIT TAYLORS HILL VIC 3037

3 2 2

Sold Price

^{RS} **\$514,000**

Sold Date **25-Mar-24**

Distance **0.82km**



32 ELOURA CIRCUIT TAYLORS HILL VIC 3037

3 2 2

Sold Price

^{RS} **\$527,000**

Sold Date **15-Feb-24**

Distance **1.19km**



29 PARKES WAY BURNSIDE HEIGHTS VIC 3023

3 2 2

Sold Price

\$650,000

Sold Date **19-Oct-23**

Distance **1.62km**



27B WENTWORTH DRIVE TAYLORS LAKES VIC 3038

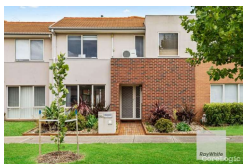
3 2 2

Sold Price

\$636,000

Sold Date **16-Oct-23**

Distance **2.38km**



25D WENTWORTH DRIVE TAYLORS LAKES VIC 3038

3 2 2

Sold Price

\$560,000

Sold Date **30-Jan-24**

Distance **2.38km**



3/10 ALBERT ROAD SYDENHAM VIC 3037

3 2 2

Sold Price

^{RS} **\$550,000**

Sold Date **28-Feb-24**

Distance **2.47km**

RS = Recent sale

UN = Undisclosed Sale

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