

## 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

62 DOMAIN WAY 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

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$897,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Mar 2023

to

29 Feb 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

5 MULWALA PLACE TAYLORS HILL VIC 3037	\$950,000	06-Feb-24
31 PARK LANE TAYLORS HILL VIC 3037	\$950,000	06-Nov-23
15 LITCHFIELD WAY TAYLORS HILL VIC 3037	\$945,000	04-Nov-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: 15 March 2024

**5 MULWALA PLACE TAYLORS HILL VIC 3037**

4 2 3

Sold Price <sup>RS</sup> **\$950,000** Sold Date **06-Feb-24**Distance **1.66km****31 PARK LANE TAYLORS HILL VIC 3037**

4 2 2

Sold Price **\$950,000** Sold Date **06-Nov-23**Distance **1.58km****15 LITCHFIELD WAY TAYLORS HILL VIC 3037**

4 2 2

Sold Price **\$945,000** Sold Date **04-Nov-23**Distance **1.37km****RS** = Recent sale      **UN** = Undisclosed Sale

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