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	8 Woolwich Way 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	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$702,000	Property type	House	Suburb	Taylors Hill
Period-from	01 Mar 2019	to	29 Feb 2020	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
7 Bronte Way Taylors Hill VIC 3037	$800,000	26-Sep-19
3 Domain Way Taylors Hill VIC 3037	$845,000	08-Oct-19
8 Eildon Circuit Taylors Hill VIC 3037	$782,500	08-Dec-19

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 March 2020

CONSUMER AFFAIRS VICTORIA

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7 Bronte Way Taylors Hill VIC 3037 Sold Price **$800,000** Sold Date **26-Sep-19**

4 2 3 Distance **0.26km**



3 Domain Way Taylors Hill VIC 3037 Sold Price **$845,000** Sold Date **08-Oct-19**

4 2 2 Distance **0.86km**



8 Eildon Circuit Taylors Hill VIC 3037 Sold Price **$782,500** Sold Date **08-Dec-19**

4 2 2 Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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