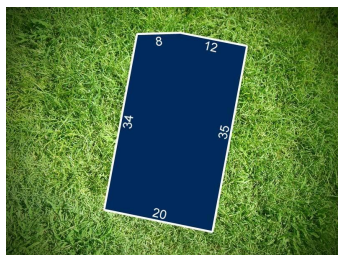


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 WARANGA WAY, TAYLORS HILL, VIC



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$520,000 to \$570,000

Provided by: Eddy, Sweeney Estate Agents Sunshine

SUBURB MEDIAN



TAYLORS HILL, VIC, 3037

Suburb Median Sale Price (Vacant Land)

\$452,500

01 October 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



20 DOUBLE BAY DR, TAYLORS HILL, VIC 3037



Sale Price

***\$537,500**

Sale Date: 04/03/2017

Distance from Property: 1.7km



22 REDCLIFFE TCE, TAYLORS HILL, VIC 3037

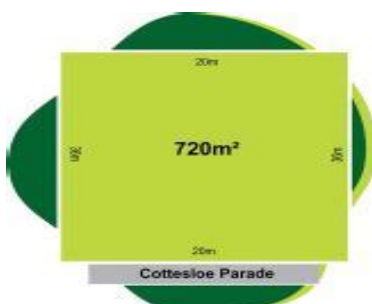


Sale Price

***\$529,000**

Sale Date: 03/04/2017

Distance from Property: 1.2km



38 COTTESLOE PDE, TAYLORS HILL, VIC 3037



Sale Price

***\$550,000**

Sale Date: 22/05/2017

Distance from Property: 1.9km



This report has been compiled on 05/06/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 WARANGA WAY, TAYLORS HILL, VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range

\$520,000 to \$570,000

Median sale price

Median price

\$452,500

House

Unit

Suburb

TAYLORS HILL

Period

01 October 2016 to 31 March 2017

Source


pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
20 DOUBLE BAY DR, TAYLORS HILL, VIC 3037	*\$537,500	04/03/2017
22 REDCLIFFE TCE, TAYLORS HILL, VIC 3037	*\$529,000	03/04/2017
38 COTTESLOE PDE, TAYLORS HILL, VIC 3037	*\$550,000	22/05/2017