

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 GLENELG BOULEVARD, TAYLORS HILL,  4  2  2

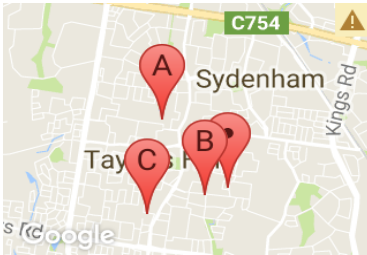
Indicative Selling Price

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

Price Range: \$770,000 to \$820,000

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

MEDIAN SALE PRICE



TAYLORS HILL, VIC, 3037

Suburb Median Sale Price (House)

\$650,000

01 October 2016 to 30 September 2017

Provided by: 

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.



13 HARDWARE LANE, TAYLORS HILL, VIC 3037  4  3  2

Sale Price

\$753,000

Sale Date: 18/02/2017

Distance from Property: 1.3km



85 WATERVALE BVD, TAYLORS HILL, VIC 3037  5  2  4

Sale Price

\$780,000

Sale Date: 09/07/2017

Distance from Property: 327m



47 LUCAS TCE, TAYLORS HILL, VIC 3037  3  2  2

Sale Price

\$765,000

Sale Date: 17/02/2017

Distance from Property: 1.1km



This report has been compiled on 02/10/2017 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

9 GLENELG BOULEVARD, TAYLORS HILL, VIC 3037

Indicative selling price

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

Price Range:

\$770,000 to \$820,000

Median sale price

Median price

\$650,000

House

X

Unit

Suburb

TAYLORS HILL

Period

01 October 2016 to 30 September 2017

Source



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
13 HARDWARE LANE, TAYLORS HILL, VIC 3037	\$753,000	18/02/2017
85 WATERVALE BVD, TAYLORS HILL, VIC 3037	\$780,000	09/07/2017
47 LUCAS TCE, TAYLORS HILL, VIC 3037	\$765,000	17/02/2017