



STATEMENT OF INFORMATION

18 COOGEE DRIVE, TAYLORS HILL, VIC 3037 PREPARED BY VLADIMIR ORELLANA, CRANE REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 COOGEE DRIVE, TAYLORS HILL, VIC 🔑 4 😓 2







Indicative Selling Price

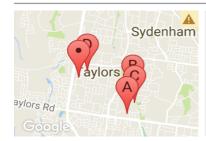
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

860,000 to 900,000

Provided by: Vladimir Orellana, Crane Real Estate

MEDIAN SALE PRICE



TAYLORS HILL, VIC, 3037

Suburb Median Sale Price (House)

\$645,000

01 July 2016 to 30 June 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.



3 MAVORA CRT, TAYLORS HILL, VIC 3037







Sale Price

\$925,000

Sale Date: 04/03/2017

Distance from Property: 1.6km





3 AVOCA PL, TAYLORS HILL, VIC 3037









Sale Price

***\$900,000**

Sale Date: 05/08/2017

Distance from Property: 1.5km





49 WATERVALE BVD, TAYLORS HILL, VIC 3037 🕮 5







Sale Price

*\$900.000

Sale Date: 31/07/2017

Distance from Property: 1.6km







40 PYRMONT TCE, TAYLORS HILL, VIC 3037 💆 5 🕒 2 😓 2



Sale Price

*\$870,000

Sale Date: 29/07/2017

Distance from Property: 293m



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	18 COOGEE DRIVE, TAYLORS HILL, VIC 3037
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Indicative selling price

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

Price Range: 860,000 to 900,000

Median sale price

Median price	\$645,000	House	X	Unit	Suburb	TAYLORS HILL
Period	01 July 2016 to 30 June 2017			Source	p	ricefinder

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
3 MAVORA CRT, TAYLORS HILL, VIC 3037	\$925,000	04/03/2017
3 AVOCA PL, TAYLORS HILL, VIC 3037	*\$900,000	05/08/2017
49 WATERVALE BVD, TAYLORS HILL, VIC 3037	*\$900,000	31/07/2017
40 PYRMONT TCE, TAYLORS HILL, VIC 3037	*\$870,000	29/07/2017

