



CRANE[™]
REALESTATE



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  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: 

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

 4  3  2

Sale Price

\$925,000

Sale Date: 04/03/2017

Distance from Property: 1.6km



3 AVOCA PL, TAYLORS HILL, VIC 3037

 5  3  2

Sale Price

***\$900,000**

Sale Date: 05/08/2017

Distance from Property: 1.5km



49 WATERVALE BVD, TAYLORS HILL, VIC 3037

 5  3  2

Sale Price

***\$900,000**

Sale Date: 31/07/2017

Distance from Property: 1.6km



This report has been compiled on 16/08/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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40 PYRMONT TCE, TAYLORS HILL, VIC 3037



Sale Price

***\$870,000**

Sale Date: 29/07/2017

Distance from Property: 293m



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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

18 COOGEE DRIVE, TAYLORS HILL, VIC 3037

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

Unit

Suburb

TAYLORS HILL

Period 01 July 2016 to 30 June 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
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