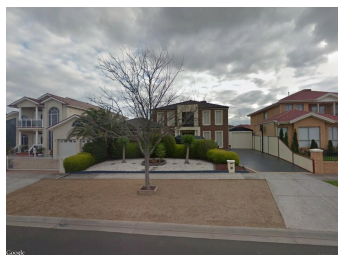


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 13 GLENELG BOULEVARD, TAYLORS

 4  2  8

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$800,000 to \$880,000**

Provided by: Michael Cahill, Barry Plant Caroline Springs

## 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.



### 20 FLINDERS ST, TAYLORS HILL, VIC 3037

 5  2  4

#### Sale Price

**\$860,000**

Sale Date: 17/12/2016

Distance from Property: 1.2km



### 15 FLAGSTAFF LANE, TAYLORS HILL, VIC 3037

 2  2  2

#### Sale Price

**\$803,000**

Sale Date: 26/11/2016

Distance from Property: 1.5km



### 5 CATANI CRT, BURNSIDE HEIGHTS, VIC 3023

 6  3  3

#### Sale Price

**\$842,000**

Sale Date: 28/11/2016

Distance from Property: 1.7km



This report has been compiled on 04/08/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

13 GLENELG BOULEVARD, TAYLORS HILL, VIC 3037

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$645,000

House

X

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
20 FLINDERS ST, TAYLORS HILL, VIC 3037	\$860,000	17/12/2016
15 FLAGSTAFF LANE, TAYLORS HILL, VIC 3037	\$803,000	26/11/2016
5 CATANI CRT, BURNSIDE HEIGHTS, VIC 3023	\$842,000	28/11/2016