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Statement of Information

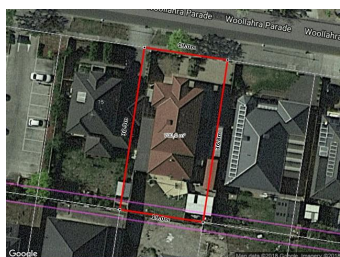
13 WOOLLAHRA PARADE, TAYLORS HILL, VIC 3037

Prepared by Joseph Tadros, First National Real Estate D&K



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 WOOLLAHRA PARADE, TAYLORS HILL, 4 3 2

Indicative Selling Price

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

Price Range: **\$850,000 to \$890,000**

Provided by: Joseph Tadros, First National Real Estate D&K

MEDIAN SALE PRICE



TAYLORS HILL, VIC, 3037

Suburb Median Sale Price (House)

\$739,250

01 January 2018 to 31 March 2018

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.



13 GLENELG BVD, TAYLORS HILL, VIC 3037 5 2 8

Sale Price

\$855,000

Sale Date: 13/09/2017

Distance from Property: 1.9km



13 ROCKLAND CRT, TAYLORS HILL, VIC 3037 5 3 2

Sale Price

\$910,000

Sale Date: 17/08/2017

Distance from Property: 1.7km



18 COOGEE DR, TAYLORS HILL, VIC 3037 6 4 2

Sale Price

\$872,000

Sale Date: 21/10/2017

Distance from Property: 156m



This report has been compiled on 09/05/2018 by First National Real Estate D&K. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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5 LUCAS TCE, TAYLORS HILL, VIC 3037

 2  2  2

Sale Price

\$835,000

Sale Date: 13/12/2017

Distance from Property: 1.2km



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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 WOOLLAHRA PARADE, TAYLORS HILL, VIC 3037

Indicative selling price

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

Price Range: \$850,000 to \$890,000

Median sale price

Median price \$739,250

House

Unit

Suburb

TAYLORS HILL

Period 01 January 2018 to 31 March 2018

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 GLENELG BVD, TAYLORS HILL, VIC 3037	\$855,000	13/09/2017
13 ROCKLAND CRT, TAYLORS HILL, VIC 3037	\$910,000	17/08/2017
18 COOGEE DR, TAYLORS HILL, VIC 3037	\$872,000	21/10/2017
5 LUCAS TCE, TAYLORS HILL, VIC 3037	\$835,000	13/12/2017