Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

19 Jacaranda Drive Taylors Hill VIC 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$550,000	&	\$590,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$700,500	Prop	erty type		House	Suburb	Taylors Hill
Period-from	01 Jun 2019	to	31 May 2	2020	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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	
2 Fescue Place Delahey VIC 3037	\$590,000	29-May-20	
5 Synergy Court Taylors Hill VIC 3037	\$600,000	30-Apr-20	
9 Clarendon Wynd Caroline Springs VIC 3023	\$590,000	20-May-20	

OR

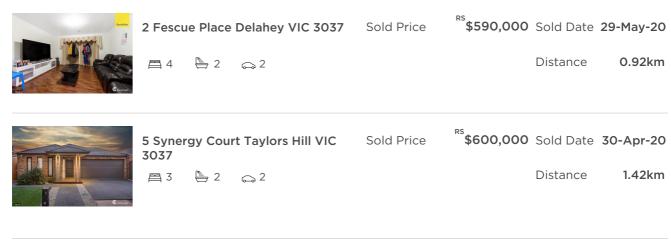
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 June 2020



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9 Clare VIC 30		ynd Caroline Springs	Sold Price	\$590,000	Sold Date	20-May-20
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RS = Recent sale UN = Undisclosed Sale

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