

## 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](http://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

Property type

House

Suburb

Taylors Hill

Period-from

01 Jun 2019

to

31 May 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



**2 Fescue Place Delahey VIC 3037**

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date **29-May-20**

4 2 2

Distance **0.92km**



**5 Synergy Court Taylors Hill VIC 3037**

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **30-Apr-20**

3 2 2

Distance **1.42km**



**9 Clarendon Wynd Caroline Springs VIC 3023**

Sold Price

**\$590,000**

Sold Date **20-May-20**

3 2 2

Distance **2.76km**

RS = Recent sale

UN = Undisclosed Sale

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