

# STATEMENT OF INFORMATION

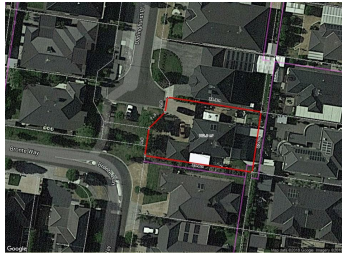
24 DARLINGHURST PLACE, TAYLORS HILL, VIC 3037

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 24 DARLINGHURST PLACE, TAYLORS

4 3 2

#### Indicative Selling Price

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

Price Range: **\$780,000 to \$830,000**

Provided by: Maurice Moschini, Maddison Estate Agents

## MEDIAN SALE PRICE



### TAYLORS HILL, VIC, 3037

Suburb Median Sale Price (House)

**\$675,000**

01 January 2017 to 31 December 2017

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.



### 4 SHADFORTH CL, TAYLORS HILL, VIC 3037

4 2 2

#### Sale Price

**\*\$802,000**

Sale Date: 08/11/2017

Distance from Property: 1.2km



### 13 AMBER WAY, TAYLORS HILL, VIC 3037

4 2 5

#### Sale Price

**\$785,000**

Sale Date: 16/10/2017

Distance from Property: 1.2km



### 13 GLENELG BVD, TAYLORS HILL, VIC 3037

5 2 8

#### Sale Price

**\$855,000**

Sale Date: 13/09/2017

Distance from Property: 1.7km



This report has been compiled on 15/02/2018 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2018 - [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

24 DARLINGHURST PLACE, 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:

\$780,000 to \$830,000

Median sale price

Median price

\$675,000

House

X

Unit


Suburb

TAYLORS HILL

Period

01 January 2017 to 31 December 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 |
|--|------------|--------------|
| 4 SHADFORTH CL, TAYLORS HILL, VIC 3037 | *\$802,000 | 08/11/2017   |
| 13 AMBER WAY, TAYLORS HILL, VIC 3037   | \$785,000  | 16/10/2017   |
| 13 GLENELG BVD, TAYLORS HILL, VIC 3037 | \$855,000  | 13/09/2017   |