

## 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 SYNERGY COURT 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

\$700,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jun 2022

to

31 May 2023

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

5 MARIN COURT TAYLORS HILL VIC 3037	\$690,000	01-Apr-23
7 HOBART WAY TAYLORS HILL VIC 3037	\$738,000	29-Mar-23

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: 26 June 2023



### 5 MARIN COURT TAYLORS HILL VIC 3037

3 2 2

Sold Price **\$690,000** Sold Date **01-Apr-23**

Distance **1.42km**



### 7 HOBART WAY TAYLORS HILL VIC 3037

4 2 2

Sold Price **\$738,000** Sold Date **29-Mar-23**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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