

## 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

23 THE GLADES 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$573,500

Property type

Unit

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

25 WATTLETREE DRIVE TAYLORS HILL VIC 3037	\$546,000	17-Mar-23
47 WATTLETREE DRIVE TAYLORS HILL VIC 3037	\$595,000	17-Dec-22

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: 06 June 2023



**25 WATTLETREE DRIVE TAYLORS HILL VIC 3037**

 3
  2
  2

Sold Price

**\$546,000**

Sold Date

**17-Mar-23**

Distance

**0.71km**



**47 WATTLETREE DRIVE TAYLORS HILL VIC 3037**

 3
  2
  2

Sold Price

**\$595,000**

Sold Date

**17-Dec-22**

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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