

## 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

12 FLAGSTAFF LANE 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

\$760,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,500

Property type

House

Suburb

Taylors Hill

Period-from

01 Mar 2022

to

28 Feb 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

14 PADULA COURT HILLSIDE VIC 3037	\$780,000	12-Nov-22
54 DELBRIDGE DRIVE SYDENHAM VIC 3037	\$763,000	02-Dec-22
3 DARGO PLACE TAYLORS HILL VIC 3037	\$780,000	25-Feb-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: 16 March 2023


**14 PADULA COURT HILLSIDE VIC 3037**

4 2 2

Sold Price

**\$780,000**

Sold Date

**12-Nov-22**

Distance

**0.8km**
**54 DELBRIDGE DRIVE SYDENHAM VIC 3037**

4 2 2

Sold Price

<sup>RS</sup>**\$763,000**

Sold Date

**02-Dec-22**

Distance

**1.76km**
**3 DARGO PLACE TAYLORS HILL VIC 3037**

4 2 2

Sold Price

<sup>RS</sup>**\$780,000**

Sold Date

**25-Feb-23**

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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