



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Wells Ave, TAYLORS HILL 3037

### Indicative selling price

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

**Range \$810,000 - \$855,000**

### Median sale price

Median **House** for **TAYLORS HILL** for period **Jan 2017 - Nov 2017**  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$694,000**

### 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 the most comparable to the property for sale.

<b>4 Murray Place,</b> TAYLORS HILL 3037	Price <b>\$855,000</b> Sold 23 October 2017
<b>36 Jacaranda Drive,</b> TAYLORS HILL 3037	Price <b>\$825,000</b> Sold 02 December 2017
<b>21 Addicott Way,</b> TAYLORS HILL 3037	Price <b>\$820,000</b> Sold 27 November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Contact agents



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