



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)

2 Avon Walk, TAYLORS HILL, 3037

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

or range between

\$500,000

&

\$550,000

Median sale price

Median price

\$350,000

Property type

Unit

Suburb

TAYLORS HILL, 3037

Period from

31/05/2016

to

30/05/2017

Source

rp data

Comparable property sale

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

379A Taylors Road, KINGS PARK, 3021 Victoria

\$430,000

14/12/2016

2 Wattletree Court, BURNSIDE HEIGHTS, 3023 Victoria

\$576,000

21/10/2016

17 Callista Circuit, TAYLORS HILL, 3037 Victoria

\$507,200

22/05/2017