



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 8 The Esplanade, 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 \$800,000 - \$850,000**

### Median sale price

Median **House** for **TAYLORS HILL** for period **Oct 2017 - Apr 2018**

Sourced from **Pricefinder**.

**\$820,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**5 LUCAS TERRACE,**  
TAYLORS HILL 3037

Price **\$835,000** Sold 13  
December 2017

**21 ADDICOTT WAY,**  
TAYLORS HILL 3037

Price **\$820,000** Sold 11  
November 2017

**4 MCMINN PLACE,**  
TAYLORS HILL 3037

Price **\$805,200** Sold 28  
October 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 Pricefinder.

### Ray White St Albans

308 Main Road East,  
St Albans VIC 3021

### Contact agents



**Minh Tran**  
Ray White

0 434 223 998  
[minh.tran@raywhite.com](mailto:minh.tran@raywhite.com)



**Ken Phan**  
Ray White

0 433 336 439  
[ken.phan@raywhite.com](mailto:ken.phan@raywhite.com)

