

## 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

170 Lady Nelson Way Taylors Lakes VIC 3038

### 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

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,500

Property type

Land

Suburb

Taylors Lakes

Period-from

01 Apr 2020

to

31 Mar 2021

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

23 Prince Albert Crescent Taylors Lakes VIC 3038	\$740,000	03-Dec-20
18 Cocoparra Crescent Taylors Lakes VIC 3038	\$765,000	13-Feb-21

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: 13 April 2021



**23 Prince Albert Crescent Taylors Lakes VIC 3038**

 3  2  2

Sold Price

**\$740,000**

Sold Date **03-Dec-20**

Distance **0.77km**



**18 Cocoparra Crescent Taylors Lakes VIC 3038**

 4  2  2

Sold Price

<sup>RS</sup> **\$765,000**

Sold Date **13-Feb-21**

Distance **1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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