

## 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

10A VILLAGE AVENUE TAYLORS LAKES VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Taylors Lakes

Period-from

01 Nov 2022

to

31 Oct 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 46 VILLAGE AVENUE TAYLORS LAKES VIC 3038 | \$515,000 | 07-Jul-23 |
| 59 VILLAGE AVENUE TAYLORS LAKES VIC 3038 | \$500,000 | 09-Sep-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: 10 November 2023

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**46 VILLAGE AVENUE TAYLORS  
LAKES VIC 3038**

 3  2  1

Sold Price

**\$515,000**

Sold Date

**07-Jul-23**

Distance

**0.19km**



**59 VILLAGE AVENUE TAYLORS  
LAKES VIC 3038**

 3  1  1

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**09-Sep-23**

Distance

**0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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