

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

150 LADY NELSON WAY TAYLORS LAKES VIC 3038

Indicative selling price

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

Single Price

\$949,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$901,250

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jun 2021

to

31 May 2022

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

16 BIRCHMORE COURT TAYLORS LAKES VIC 3038	\$912,000	21-Dec-21
28 SOLENT CRESCENT TAYLORS LAKES VIC 3038	\$960,000	23-Apr-22
91 CHICHESTER DRIVE TAYLORS LAKES VIC 3038	\$985,000	22-Apr-22

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: 25 June 2022



16 BIRCHMORE COURT TAYLORS LAKES VIC 3038

 5  3  3

Sold Price

\$912,000

Sold Date

21-Dec-21

Distance

-



28 SOLENT CRESCENT TAYLORS LAKES VIC 3038

 5  2  4

Sold Price

^{RS} **\$960,000**

Sold Date

23-Apr-22

Distance

0.36km



91 CHICHESTER DRIVE TAYLORS LAKES VIC 3038

 4  3  3

Sold Price

^{RS} **\$985,000**

Sold Date

22-Apr-22

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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