

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 MAREMMANO CRESCENT 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

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,750

Property type

Land

Suburb

Taylors Lakes

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 LIPIZZAN CRESCENT TAYLORS LAKES VIC 3038	442000	09-Jul-22
44 MAREMMANO CRESCENT TAYLORS LAKES VIC 3038	527000	24-Feb-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21 July 2022



10 LIPIZZAN CRESCENT TAYLORS LAKES VIC 3038

Sold Price

^{RS}

442000

Sold Date

09-Jul-22



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Distance

0.32km



44 MAREMMANO CRESCENT TAYLORS LAKES VIC 3038

Sold Price

527000

Sold Date

24-Feb-22



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Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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