

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

3 RAINBOW COURT 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Dec 2021

to

30 Nov 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

14 RAINBOW COURT TAYLORS LAKES VIC 3038	\$974,000	17-Sep-22
25 FASTNET DRIVE TAYLORS LAKES VIC 3038	\$960,000	30-Jul-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: 21 December 2022



**14 RAINBOW COURT TAYLORS
LAKES VIC 3038**

 4  3  2

Sold Price **\$974,000** Sold Date **17-Sep-22**

Distance **0.1km**



**25 FASTNET DRIVE TAYLORS
LAKES VIC 3038**

 3  2  2

Sold Price **\$960,000** Sold Date **30-Jul-22**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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