

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 COHUNA 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$901,250

Property type

House

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 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

3 MURRABIT GROVE TAYLORS LAKES VIC 3038	\$865,000	28-May-22
10 WAKATIPU COURT TAYLORS LAKES VIC 3038	\$885,000	19-Feb-22
4 COHUNA COURT TAYLORS LAKES VIC 3038	\$850,000	16-Jun-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: 08 July 2022

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3 MURRABIT GROVE TAYLORS LAKES VIC 3038

4 2 2

Sold Price

RS

\$865,000

Sold Date **28-May-22**

Distance **0.27km**



10 WAKATIPU COURT TAYLORS LAKES VIC 3038

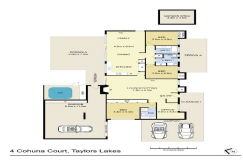
4 2 1

Sold Price

\$885,000

Sold Date **19-Feb-22**

Distance **0.82km**



4 COHUNA COURT TAYLORS LAKES VIC 3038

3 2 3

Sold Price

RS

\$850,000

Sold Date **16-Jun-22**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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