

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

2/185 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

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,500

Property type

Other

Suburb

Taylors Lakes

Period-from

01 May 2021

to

30 Apr 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

3/111-113 PECKS ROAD SYDENHAM VIC 3037	\$550,000	24-Feb-22
16 ADMIRALTY LANE SYDENHAM VIC 3037	\$580,000	28-Jan-22
2A COOPER COURT DELAHEY VIC 3037	\$570,000	28-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: 17 May 2022


**3/111-113 PECKS ROAD SYDENHAM
VIC 3037**
 3  2  1

Sold Price

\$550,000

Sold Date

24-Feb-22

Distance

1.32km

**16 ADMIRALTY LANE SYDENHAM
VIC 3037**
 3  2  1

Sold Price

\$580,000

Sold Date

28-Jan-22

Distance

1.42km

**2A COOPER COURT DELAHEY VIC
3037**
 3  1  2

Sold Price

^{RS} **\$570,000**

Sold Date

28-Apr-22

Distance

0.57km
RS = Recent sale

UN = Undisclosed Sale

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