

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

87 AUSTRALIA DRIVE 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Mar 2021

to

28 Feb 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

5 TUDOR ROSE CRESCENT SYDENHAM VIC 3037	\$863,000	23-Feb-22
60 LADY ROSE CRESCENT SYDENHAM VIC 3037	\$875,000	09-Feb-22
16 BIRCHMORE COURT TAYLORS LAKES VIC 3038	\$912,000	21-Dec-21

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.

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**5 TUDOR ROSE CRESCENT
SYDENHAM VIC 3037**

4 2 3

Sold Price

^{RS}

\$863,000

Sold Date

23-Feb-22

Distance

0.76km



**60 LADY ROSE CRESCENT
SYDENHAM VIC 3037**

4 2 2

Sold Price

^{RS}

\$875,000

Sold Date

09-Feb-22

Distance

0.92km



**16 BIRCHMORE COURT TAYLORS
LAKES VIC 3038**

5 3 3

Sold Price

^{RS}

\$912,000

Sold Date

21-Dec-21

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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