

## 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

44 Chichester Drive Taylors Lakes VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$810,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jul 2019

to

30 Jun 2020

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

|   |           |           |
|---|-----------|-----------|
| 4 Dutchman Court Taylors Lakes VIC 3038   | \$850,000 | 05-Feb-20 |
| 67 Australia Drive Taylors Lakes VIC 3038 | \$885,000 | 23-May-20 |
| 4 Roper Court Taylors Lakes VIC 3038      | \$880,000 | 23-Mar-20 |

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: 13 July 2020



#### 4 Dutchman Court Taylors Lakes VIC 3038

4 2 2

Sold Price **\$850,000** Sold Date **05-Feb-20**

Distance **0.93km**



#### 67 Australia Drive Taylors Lakes VIC 3038

5 2 2

Sold Price <sup>RS</sup> **\$885,000** Sold Date **23-May-20**

Distance **1.2km**



#### 4 Roper Court Taylors Lakes VIC 3038

4 2 2

Sold Price **\$880,000** Sold Date **23-Mar-20**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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