

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

5 Chichester 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Oct 2020

to

30 Sep 2021

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

9 Laverock Court Taylors Lakes VIC 3038	\$955,000	07-Oct-21
5 Prince Albert Crescent Taylors Lakes VIC 3038	\$955,000	21-Sep-21
16 Admirals Crescent Taylors Lakes VIC 3038	\$990,000	07-Aug-21

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: 18 October 2021



9 Laverock Court Taylors Lakes VIC 3038

 3
  2
  2

Sold Price ^{RS} **\$955,000** Sold Date **07-Oct-21**

Distance **0.65km**



5 Prince Albert Crescent Taylors Lakes VIC 3038

 3
  2
  5

Sold Price

Sold Date **21-Sep-21**

Distance **0.67km**



16 Admirals Crescent Taylors Lakes VIC 3038

 3
  2
  2

Sold Price **\$990,000** Sold Date **07-Aug-21**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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