

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

82 Parmelia Drive, Taylors Lakes Vic 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$931,000

Property Type

House

Suburb

Taylors Lakes

Period - From

01/07/2021

to

30/09/2021

Source

REIV

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 six 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
1	117 Chichester Dr TAYLORS LAKES 3038	\$1,200,000	29/05/2021
2	20 Balonne CI TAYLORS LAKES 3038	\$1,200,000	17/06/2021
3	38 Rutherglen Way TAYLORS LAKES 3038	\$1,091,000	30/06/2021

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 six months.~~

This Statement of Information was prepared on:

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Property Type: Land
Land Size: 713.931 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 September quarter 2021: \$931,000

Comparable Properties

117 Chichester Dr TAYLORS LAKES 3038 (REI) Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 29/05/2021
Property Type: House (Res)
Land Size: 726 sqm approx

20 Balonne CI TAYLORS LAKES 3038 (REI) Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 17/06/2021
Rooms: 5
Property Type: House (Res)
Land Size: 800 sqm approx



38 Rutherglen Way TAYLORS LAKES 3038 (REI) Agent Comments



Price: \$1,091,000
Method: Auction Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 648 sqm approx

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