

## 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

46 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

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jan 2024

to

31 Dec 2024

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 NUMINBAH COURT TAYLORS LAKES VIC 3038	\$800,000	24-Oct-24
118 LADY NELSON WAY TAYLORS LAKES VIC 3038	\$810,000	19-Oct-24
2 ANGOURIE CRESCENT TAYLORS LAKES VIC 3038	\$765,000	31-Jul-24

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: 22 January 2025

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**3 NUMINBAH COURT TAYLORS  
LAKES VIC 3038**

3 2 2

Sold Price **\$800,000** Sold Date **24-Oct-24**Distance **0.46km****118 LADY NELSON WAY TAYLORS  
LAKES VIC 3038**

3 2 2

Sold Price **\$810,000** Sold Date **19-Oct-24**Distance **0.83km****2 ANGOURIE CRESCENT TAYLORS  
LAKES VIC 3038**

3 2 2

Sold Price **\$765,000** Sold Date **31-Jul-24**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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