

## 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

15 Admirals Crescent 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,250

Property type

House

Suburb

Taylors Lakes

Period-from

01 Feb 2019

to

31 Jan 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 186 Lady Nelson Way Taylors Lakes VIC 3038       | \$740,000 | 07-Nov-19 |
| 31 Prince Albert Crescent Taylors Lakes VIC 3038 | \$660,000 | 09-Nov-19 |
| 4 Laverock Court Taylors Lakes VIC 3038          | \$727,000 | 14-Nov-19 |

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: 27 February 2020



### 186 Lady Nelson Way Taylors Lakes VIC 3038

Sold Price

**\$740,000**

Sold Date

**07-Nov-19**

3



2



2

Distance

**0.26km**

### 31 Prince Albert Crescent Taylors Lakes VIC 3038

Sold Price

**\$660,000**

Sold Date

**09-Nov-19**

3



2



2

Distance

**0.64km**

### 4 Laverock Court Taylors Lakes VIC 3038

Sold Price

**\$727,000**

Sold Date

**14-Nov-19**

3



2



3

Distance

**1.03km**

RS = Recent sale

UN = Undisclosed Sale

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