

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 Hanslow Way 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Apr 2020

to

31 Mar 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

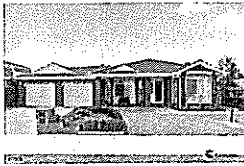
Date of sale

186 Lady Nelson Way Taylors Lakes VIC 3038	\$825,000	24-Mar-21
9 Rhode Island Court Taylors Lakes VIC 3038	\$823,000	11-Nov-20
29 Barbary Crescent Taylors Lakes VIC 3038	\$830,000	21-Dec-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.~~

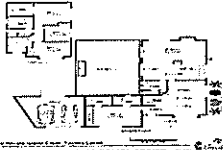
This Statement of Information was prepared on: 26 April 2021



186 Lady Nelson Way Taylors Lakes VIC 3038 Sold Price ^{RS} **\$825,000** Sold Date **24-Mar-21**

3 2 2

Distance **0.07km**



9 Rhode Island Court Taylors Lakes VIC 3038 Sold Price **\$823,000** Sold Date **11-Nov-20**

4 2 2

Distance **0.75km**



29 Barbary Crescent Taylors Lakes VIC 3038 Sold Price **\$830,000** Sold Date **21-Dec-20**

4 2 1

Distance **0.86km**



13 Constellation Court Taylors Lakes VIC 3038 Sold Price **\$790,000** Sold Date **18-Jul-20**

3 2 2

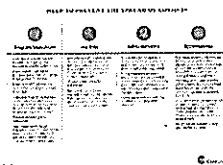
Distance **0.96km**



5 Zulu Retreat Keilor Downs VIC 3038 Sold Price ^{RS} **\$806,000** Sold Date **13-Mar-21**

4 2 2

Distance **1.22km**



4 Elderwood Court Taylors Hill VIC 3037 Sold Price **\$815,000** Sold Date **21-Nov-20**

4 2 2

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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32 Apollo Road Taylors Lakes VIC 3038

Sold Price

^{RS} **\$805,000** Sold Date **10-Apr-21**

 3  2  2

Distance **1.4km**



8 Bass Court Taylors Lakes VIC 3038

Sold Price

^{RS} **\$800,000** Sold Date **10-Apr-21**

 3  2  2

Distance **1.5km**



12 Goulburn Way Taylors Lakes VIC 3038

Sold Price

\$820,000 Sold Date **26-Mar-20**

 4  2  2

Distance **1.96km**



7 Cavenagh Terrace Taylors Hill VIC 3037

Sold Price

\$835,000 Sold Date **01-Jul-20**

 4  2  2

Distance **1.99km**

RS = Recent sale UN = Undisclosed Sale

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