

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

2 Strzelecki Court 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Nov 2019

to

31 Oct 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

6 Mariner Court Taylors Lakes VIC 3038	\$720,000	06-Jun-20
6 Kamo Court Taylors Lakes VIC 3038	\$702,500	01-Jun-20
15 Admirals Crescent Taylors Lakes VIC 3038	\$705,000	07-May-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: 02 November 2020



6 Mariner Court Taylors Lakes VIC 3038

Sold Price **\$720,000** Sold Date **06-Jun-20**

 3  2  2

Distance **0.98km**

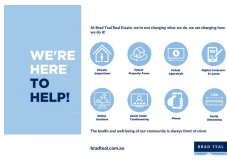


6 Kamo Court Taylors Lakes VIC 3038

Sold Price **\$702,500** Sold Date **01-Jun-20**

 3  2  2

Distance **1.1km**



15 Admirals Crescent Taylors Lakes VIC 3038

Sold Price **\$705,000** Sold Date **07-May-20**

 3  2  2

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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