

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

7 VILLAGE AVENUE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

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

25 WENTWORTH DRIVE TAYLORS LAKES VIC 3038	\$510,000	08-Aug-24
47 VILLAGE AVENUE TAYLORS LAKES VIC 3038	\$500,000	19-Dec-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: 20 January 2025



25 WENTWORTH DRIVE TAYLORS LAKES VIC 3038

Sold Price

\$510,000

Sold Date **08-Aug-24**

 3  2  2

Distance **1.88km**



47 VILLAGE AVENUE TAYLORS LAKES VIC 3038

Sold Price

^{RS} **\$500,000**

Sold Date **19-Dec-24**

 3  1  2

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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