

## 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 HANSON COURT 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

\$1,050,000

&

\$1,130,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$946,250

Property type

House

Suburb

Taylors Lakes

Period-from

01 Nov 2023

to

31 Oct 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

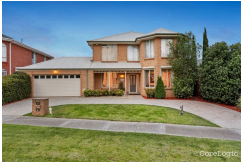
Date of sale

32 MURCHISON AVENUE TAYLORS LAKES VIC 3038	\$1,050,000	06-Nov-24
1 TRINDALL PLACE TAYLORS LAKES VIC 3038	\$1,116,000	22-Jun-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: 12 November 2024



**32 MURCHISON AVENUE TAYLORS LAKES VIC 3038** Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **06-Nov-24**

 4  2  3

Distance **1.12km**



**1 TRINDALL PLACE TAYLORS LAKES VIC 3038** Sold Price **\$1,116,000** Sold Date **22-Jun-24**

 4  2  3

Distance **0.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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