

## 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

11 TINTALDRA DRIVE 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

\$910,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$961,250

Property type

House

Suburb

Taylors Lakes

Period-from

01 Sep 2023

to

31 Aug 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

6 CONDOR PLACE TAYLORS LAKES VIC 3038	\$950,000	11-Jul-24
29 BOND DRIVE TAYLORS LAKES VIC 3038	\$900,000	19-Aug-24
12 CARDIGAN CRESCENT TAYLORS LAKES VIC 3038	\$925,000	28-Aug-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: 14 September 2024



## 6 CONDOR PLACE TAYLORS LAKES VIC 3038

4 2 2

Sold Price **\$950,000** Sold Date **11-Jul-24**

Distance **1.68km**



## 29 BOND DRIVE TAYLORS LAKES VIC 3038

4 2 2

Sold Price <sup>RS</sup> **\$900,000** Sold Date **19-Aug-24**

Distance **2.48km**



## 12 CARDIGAN CRESCENT TAYLORS LAKES VIC 3038

3 2 2

Sold Price <sup>RS</sup> **\$925,000** Sold Date **28-Aug-24**

Distance **2.19km**

RS = Recent sale

UN = Undisclosed Sale

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