

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

12 Wanganui 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,625

Property type

House

Suburb

Taylors Lakes

Period-from

01 Apr 2019

to

31 Mar 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

55 Angourie Crescent Taylors Lakes VIC 3038	\$620,000	21-Oct-19
31 Prince Albert Crescent Taylors Lakes VIC 3038	\$660,000	09-Nov-19

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: 01 April 2020



55 Angourie Crescent Taylors Lakes VIC 3038 Sold Price **\$620,000** Sold Date **21-Oct-19**

3 2 1

Distance **0.87km**

Notes from your agent

Good Home and larger in size. Land size is less but home presented well.



31 Prince Albert Crescent Taylors Lakes VIC 3038 Sold Price **\$660,000** Sold Date **09-Nov-19**

3 2 2

Distance **1.6km**

Notes from your agent

Good Home, bigger size & Good Land. Situated in a popular location close to all facilities. Price over quoted in the beginning.

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

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