

## 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 Meldrum Close 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

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 May 2020

to

30 Apr 2021

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 11 Marlborough Way Sydenham VIC 3037      | \$1,080,000 | 01-May-21 |
| 33 Robertsons Road Taylors Lakes VIC 3038 | \$990,000   | 01-May-21 |
| 12 Whiteley Parade Taylors Lakes VIC 3038 | \$1,020,000 | 06-Mar-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.~~

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**11 Marlborough Way Sydenham VIC 3037**

Sold Price

<sup>RS</sup> **\$1,080,000**

Sold Date

**01-May-21**

3 2 2

Distance

**0.39km**



**33 Robertsons Road Taylors Lakes VIC 3038**

Sold Price

<sup>RS</sup> **\$990,000**

Sold Date

**01-May-21**

4 2 2

Distance

**0.66km**



**12 Whiteley Parade Taylors Lakes VIC 3038**

Sold Price

**\$1,020,000**

Sold Date

**06-Mar-20**

3 2 4

Distance

**0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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