

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

1 LYREBIRD 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 CONSTELLATION COURT TAYLORS LAKES VIC 3038	\$985,000	25-Sep-24
2 STREETON COURT TAYLORS LAKES VIC 3038	\$965,000	10-Jan-25
11 NERIDA COURT TAYLORS LAKES VIC 3038	\$915,000	07-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: 17 February 2025



**3 CONSTELLATION COURT
TAYLORS LAKES VIC 3038**

 4  2  2

Sold Price **\$985,000** Sold Date **25-Sep-24**

Distance **0.89km**



**2 STREETON COURT TAYLORS
LAKES VIC 3038**

 5  3  3

Sold Price ^{RS} **\$965,000** Sold Date **10-Jan-25**

Distance **1.64km**



**11 NERIDA COURT TAYLORS LAKES
VIC 3038**

 4  2  2

Sold Price **\$915,000** Sold Date **07-Dec-24**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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