

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

6 Wentworth Drive 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

\$679,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,250

Property type

House

Suburb

Taylors Lakes

Period-from

01 Mar 2019

to

29 Feb 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

2 Lyell Place Taylors Lakes VIC 3038	\$730,000	28-Mar-19
12 Nerida Court Taylors Lakes VIC 3038	\$699,000	30-Nov-19
14 Clematis Drive Taylors Lakes VIC 3038	-	12-Dec-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 March 2020



2 Lyell Place Taylors Lakes VIC 3038

4 2 2

Sold Price **\$730,000** Sold Date **28-Mar-19**

Distance **0.39km**



12 Nerida Court Taylors Lakes VIC 3038

4 2 2

Sold Price **\$699,000** Sold Date **30-Nov-19**

Distance **0.59km**



14 Clematis Drive Taylors Lakes VIC 3038

3 2 2

Sold Price ^{RS} - Sold Date **12-Dec-19**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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