

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 Nepean 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

\$920,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Dec 2020

to

30 Nov 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

6 Warrego Place Taylors Lakes VIC 3038	\$961,000	29-Oct-21
3 Nyora Close Taylors Lakes VIC 3038	\$957,000	23-Nov-21
38 Bellbird Avenue Taylors Lakes VIC 3038	\$931,000	22-Sep-21

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: 06 December 2021



6 Warrego Place Taylors Lakes VIC 3038

Sold Price

^{RS}
\$961,000

Sold Date

29-Oct-21


4



2



2

Distance

0.47km


3 Nyora Close Taylors Lakes VIC 3038

Sold Price

^{RS}
\$957,000

Sold Date

23-Nov-21


4



2



2

Distance

0.66km


38 Bellbird Avenue Taylors Lakes VIC 3038

Sold Price

\$931,000

Sold Date

22-Sep-21


4



2



2

Distance

0.74km
RS = Recent sale

UN = Undisclosed Sale

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