

## 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 ROWLANDSON PLACE TAYLORS LAKES VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 33 CAMBRIDGE CRESCENT TAYLORS LAKES VIC 3038 | \$1,071,000 | 11-Feb-23 |
| 57 TASMAN CRESCENT TAYLORS LAKES VIC 3038    | \$1,050,000 | 31-May-23 |
| 10 ARCADIA CLOSE TAYLORS LAKES VIC 3038      | \$1,145,000 | 04-Apr-23 |

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: 05 August 2023



**33 CAMBRIDGE CRESCENT  
TAYLORS LAKES VIC 3038**

 5  3  2

Sold Price **\$1,071,000** Sold Date **11-Feb-23**

Distance **0.06km**



**57 TASMAN CRESCENT TAYLORS  
LAKES VIC 3038**

 5  3  2

Sold Price **\$1,050,000** Sold Date **31-May-23**

Distance **0.95km**



**10 ARCADIA CLOSE TAYLORS  
LAKES VIC 3038**

 5  3  2

Sold Price **\$1,145,000** Sold Date **04-Apr-23**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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