

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

202 LADY NELSON WAY 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$961,250

Property type

House

Suburb

Taylors Lakes

Period-from

01 Sep 2023

to

31 Aug 2024

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

1 BLUE MOON WAY SYDENHAM VIC 3037	702000	29-May-24
27 MARYLOU COURT DELAHEY VIC 3037	756000	20-Jul-24
21 FROST DRIVE DELAHEY VIC 3037	769000	31-Aug-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: 23 September 2024



1 BLUE MOON WAY SYDENHAM VIC 3037

 3
  2
  2

Sold Price

702000

Sold Date **29-May-24**

Distance

0.29km


27 MARYLOU COURT DELAHEY VIC 3037

 3
  2
  2

Sold Price

^{RS} **756000**

Sold Date **20-Jul-24**

Distance

0.61km


21 FROST DRIVE DELAHEY VIC 3037

 3
  2
  2

Sold Price

^{RS} **769000**

Sold Date **31-Aug-24**

Distance

1.81km
RS = Recent sale

UN = Undisclosed Sale

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