

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 Lipton Street, Taylors Lakes Vic 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$995,000

Median sale price

Median price

\$940,000

Property Type

House

Suburb

Taylors Lakes

Period - From

01/10/2021

to

30/09/2022

Source

REIV

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 six 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	8 Minato PI TAYLORS LAKES 3038	\$1,050,000	15/10/2022
2	7 Birchmore Ct TAYLORS LAKES 3038	\$980,000	25/06/2022
3	20 Murchison Av TAYLORS LAKES 3038	\$945,000	29/06/2022

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 six months.~~

This Statement of Information was prepared on:

08/12/2022 15:47



4 3 2

Property Type: House
Land Size: 642 sqm approx
Agent Comments

Indicative Selling Price

\$950,000 - \$995,000

Median House Price

Year ending September 2022: \$940,000

Comparable Properties



8 Minato PI TAYLORS LAKES 3038 (REI)

Agent Comments

4 2 2

Price: \$1,050,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 659 sqm approx

7 Birchmore Ct TAYLORS LAKES 3038 (REI/VG)

Agent Comments

4 2 2

Price: \$980,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 800 sqm approx



20 Murchison Av TAYLORS LAKES 3038 (REI/VG)

Agent Comments

4 2 2

Price: \$945,000
Method: Auction Sale
Date: 29/06/2022
Property Type: House (Res)
Land Size: 859 sqm approx