

## 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

11 Constellation Court Taylors Lakes VIC 3038

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 49 Fastnet Drive Taylors Lakes VIC 3038  | \$751,600 | 11-Sep-19 |
| 4 Commodore Court Taylors Lakes VIC 3038 | \$780,000 | 16-Sep-19 |
| 2 Arcadia Close Taylors Lakes VIC 3038   | \$763,000 | 06-Jun-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: 24 September 2019



**49 Fastnet Drive Taylors Lakes VIC 3038**

Sold Price

<sup>RS</sup> **\$751,600**

Sold Date

**11-Sep-19**

 4  2  2

Distance

**0.5km**



**4 Commodore Court Taylors Lakes VIC 3038**

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date

**16-Sep-19**

 4  2  3

Distance

**0.81km**



**2 Arcadia Close Taylors Lakes VIC 3038**

Sold Price

<sup>RS</sup> **\$763,000**

Sold Date

**06-Jun-19**

 4  2  2

Distance

**1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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