

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

4 BETHANGA 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Dec 2022

to

30 Nov 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

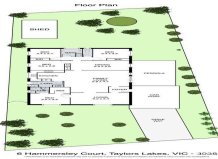
6 HAMMERSLEY COURT TAYLORS LAKES VIC 3038	\$800,000	16-Sep-23
7 MALLACOOTA COURT TAYLORS LAKES VIC 3038	\$800,000	25-Jul-23
10 WANAKA DRIVE TAYLORS LAKES VIC 3038	\$785,500	30-Aug-23

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: 19 December 2023

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6 HAMMERSLEY COURT TAYLORS LAKES VIC 3038

4 2 2

Sold Price

^{RS} \$800,000 Sold Date 16-Sep-23

Distance 0.52km



7 MALLACOOTA COURT TAYLORS LAKES VIC 3038

4 2 2

Sold Price

\$800,000 Sold Date 25-Jul-23

Distance 1.06km



10 WANAKA DRIVE TAYLORS LAKES VIC 3038

3 2 2

Sold Price

\$785,500 Sold Date 30-Aug-23

Distance 0.6km

RS = Recent sale UN = Undisclosed Sale

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