

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

41 SANDPIPER DRIVE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$921,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jun 2022

to

31 May 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

57 TASMAN CRESCENT TAYLORS LAKES VIC 3038	\$1,050,000	31-May-23
63 WELLESLEY DRIVE TAYLORS LAKES VIC 3038	\$1,057,000	10-Jun-23
80 WELLESLEY DRIVE TAYLORS LAKES VIC 3038	\$1,062,000	29-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: 23 June 2023


57 TASMAN CRESCENT TAYLORS LAKES VIC 3038

 5
  3
  2

Sold Price

^{RS} **\$1,050,000**

Sold Date

31-May-23

Distance

1.18km

63 WELLESLEY DRIVE TAYLORS LAKES VIC 3038

 4
  2
  2

Sold Price

^{RS} **\$1,057,000**

Sold Date

10-Jun-23

Distance

0.37km

80 WELLESLEY DRIVE TAYLORS LAKES VIC 3038

 4
  2
  2

Sold Price

^{RS} **\$1,062,000**

Sold Date

29-Apr-23

Distance

0.64km
RS = Recent sale

UN = Undisclosed Sale

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