

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

193 LADY NELSON WAY, TAYLORS LAKES, VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$700,000 to \$750,000

### Median sale price

Median price

\$925,000

Property type

House

Suburb

TAYLORS LAKES

Period

01 January 2022 to 31 December 2022

Source



### Comparable property sales

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.

Address of comparable

Price

Date of sale

16 APOLLO RD, TAYLORS LAKES, VIC 3038	\$700,000	18/02/2023
1 CASSOWARY CL, TAYLORS LAKES, VIC 3038	\$707,000	12/10/2022

This Statement of Information was prepared

20/03/2023



N7 REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 193 LADY NELSON WAY, TAYLORS

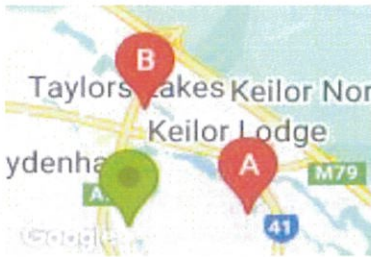
4 2 1

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$700,000 to \$750,000**

## MEDIAN SALE PRICE



### TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

**\$925,000**

01 January 2022 to 31 December 2022

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 16 APOLLO RD, TAYLORS LAKES, VIC

3 2 2

#### Sale Price

**\$700,000**

Sale Date: 18/02/2023

Distance from Property: 1.6km



### 1 CASSOWARY CL, TAYLORS LAKES, VIC

3 2 2

#### Sale Price

**\$707,000**

Sale Date: 12/10/2022

Distance from Property: 1.7km



This report has been compiled on 20/03/2023 by N7realestate.com.au. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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