

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

80 WELLESLEY 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Mar 2022

to

28 Feb 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

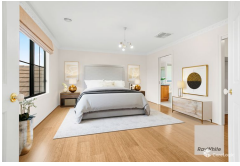
Date of sale

2 WAKELIN CRESCENT TAYLORS LAKES VIC 3038	985000	22-Feb-23
10 ALBANY COURT TAYLORS LAKES VIC 3038	937000	26-Nov-22
4 LINDSAY COURT TAYLORS LAKES VIC 3038	900000	25-Oct-22

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: 31 March 2023



2 WAKELIN CRESCENT TAYLORS LAKES VIC 3038

4 2 2

Sold Price

985000 Sold Date **22-Feb-23**

Distance **1.35km**



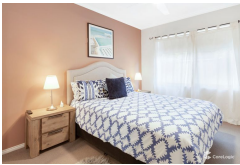
10 ALBANY COURT TAYLORS LAKES VIC 3038

4 2 2

Sold Price

937000 Sold Date **26-Nov-22**

Distance **0.41km**



4 LINDSAY COURT TAYLORS LAKES VIC 3038

4 2 2

Sold Price

900000 Sold Date **25-Oct-22**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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