

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 184 Lady Nelson Way, Taylors Lakes, VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$750,000

&

\$790,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Taylors Lakes (3038)

Period - From

08/03/2021

to

08/11/2021

Source

realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
34 BARBARY CRESCENT, TAYLORS LAKES VIC 3038	\$830,000	08/09/2021
37 SANDPIPER DRIVE, TAYLORS LAKES VIC 3038	\$850,000	13/09/2021
1 HATTAH COURT, TAYLORS LAKES VIC 3038	\$840,000	06/10/2021

This Statement of Information was prepared on: 08/11/2021