

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

31 GRIMES AVENUE 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Feb 2022

to

31 Jan 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

3 PARRAKEET COURT TAYLORS LAKES VIC 3038	\$897,000	15-Oct-22
21 TASMAN CRESCENT TAYLORS LAKES VIC 3038	\$825,000	11-Feb-23
2 BROULA COURT TAYLORS LAKES VIC 3038	\$789,500	30-Nov-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: 21 February 2023



3 PARRAKEET COURT TAYLORS LAKES VIC 3038

 4
  2
  2

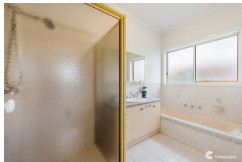
Sold Price

\$897,000

Sold Date

15-Oct-22

Distance

1.16km


21 TASMAN CRESCENT TAYLORS LAKES VIC 3038

 4
  2
  2

Sold Price

^{RS} **\$825,000**

Sold Date

11-Feb-23

Distance

1.92km


2 BROULA COURT TAYLORS LAKES VIC 3038

 4
  2
  2

Sold Price

^{RS} **\$789,500**

Sold Date

30-Nov-22

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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