

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

7 LUSITANO STREET 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,500

Property type

Land

Suburb

Taylors Lakes

Period-from

01 Oct 2021

to

30 Sep 2022

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

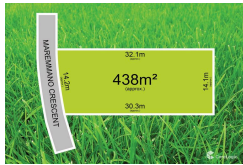
7 MAREMMANO CRESCENT TAYLORS LAKES VIC 3038	\$610,500	07-Sep-22
15 LIPIZZAN CRESCENT TAYLORS LAKES VIC 3038	\$444,000	10-Sep-22
38 MAREMMANO CRESCENT TAYLORS LAKES VIC 3038	\$450,000	01-Aug-22

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: 17 October 2022

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7 MAREMMANO CRESCENT TAYLORS LAKES VIC 3038

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Sold Price

^{RS} **\$610,500**

Sold Date **07-Sep-22**

Distance **0.09km**



15 LIPIZZAN CRESCENT TAYLORS LAKES VIC 3038

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Sold Price

^{RS} **\$444,000**

Sold Date **10-Sep-22**

Distance **0.11km**



38 MAREMMANO CRESCENT TAYLORS LAKES VIC 3038

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Sold Price

^{RS} **\$450,000**

Sold Date **01-Aug-22**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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