

## 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

4 Lynne Court Taylors Lakes VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Nov 2019

to

31 Oct 2020

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 58 Reed Crescent Taylors Lakes VIC 3038    | \$811,000 | 30-Sep-20 |
| 188 Lady Nelson Way Taylors Lakes VIC 3038 | \$865,000 | 21-Jul-20 |
| 13 Landau Court Taylors Lakes VIC 3038     | \$842,000 | 12-Mar-20 |

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: 13 November 2020



**58 Reed Crescent Taylors Lakes VIC 3038**

<sup>RS</sup> **\$811,000** Sold Date **30-Sep-20**

 3  2  6

Distance **0.24km**



**188 Lady Nelson Way Taylors Lakes VIC 3038**

**\$865,000** Sold Date **21-Jul-20**

 5  3  2

Distance **0.66km**



**13 Landau Court Taylors Lakes VIC 3038**

**\$842,000** Sold Date **12-Mar-20**

 4  3  2

Distance **1.19km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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