

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

2 Hart Place 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Apr 2020

to

31 Mar 2021

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

13 Blackman Crescent Taylors Lakes VIC 3038	\$815,000	21-Oct-19
17 Stedman Court Taylors Lakes VIC 3038	\$847,500	10-Apr-21
10 Carnarvon Close Taylors Lakes VIC 3038	\$913,000	28-Nov-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: 19 April 2021



13 Blackman Crescent Taylors Lakes VIC 3038 Sold Price **\$815,000** Sold Date **21-Oct-19**
Distance **0.14km**

 3  2  2



17 Stedman Court Taylors Lakes VIC 3038 Sold Price ^{RS} **\$847,500** Sold Date **10-Apr-21**
Distance **0.49km**

 4  2  2



10 Carnarvon Close Taylors Lakes VIC 3038 Sold Price **\$913,000** Sold Date **28-Nov-20**
Distance **0.5km**

 4  2  3



84 Robertsons Road Taylors Lakes VIC 3038 Sold Price **\$875,000** Sold Date **21-Jan-21**
Distance **0.54km**

 3  2  2



8 Rowlandson Place Taylors Lakes VIC 3038 Sold Price **\$905,000** Sold Date **03-Jun-20**
Distance **0.55km**

 4  3  2



2 Winkler Drive Taylors Lakes VIC 3038 Sold Price **\$910,000** Sold Date **04-Mar-20**
Distance **0.63km**

 4  2  4

RS = Recent sale UN = Undisclosed Sale

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30 Wentworth Drive Taylors Lakes VIC 3038

 3  3  2

Sold Price

\$900,000

Sold Date

15-Nov-19

Distance

0.81km



3 Hailey Court Taylors Lakes VIC 3038

 4  2  2

Sold Price

^{RS} **\$890,000**

Sold Date

13-Mar-21

Distance

1.41km



4 Roper Court Taylors Lakes VIC 3038

 4  2  2

Sold Price

\$880,000

Sold Date

23-Mar-20

Distance

2.01km



45 Solent Crescent Taylors Lakes VIC 3038

 4  2  4

Sold Price

^{RS} **\$900,000**

Sold Date

25-Feb-21

Distance

2.61km



32 Panorama Drive Hillside VIC 3037

 4  2  2

Sold Price

^{RS} **\$895,000**

Sold Date

24-Feb-21

Distance

2.71km

RS = Recent sale

UN = Undisclosed Sale

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