

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

5 HANSON COURT 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Apr 2024

to

31 Mar 2025

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

35 WAKELIN CRESCENT TAYLORS LAKES VIC 3038

\$1,086,000

22-Mar-25

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: 23 April 2025

Las Anastasiadis

M 0416 263 191

E lanastasiadis@barryplant.com.au**35 WAKELIN CRESCENT TAYLORS
LAKES VIC 3038**

Sold Price

^{RS}**\$1,086,000**

Sold Date

22-Mar-25

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2



2

Distance

1.09km**RS** = Recent sale**UN** = Undisclosed Sale

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