

## 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 Emma 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

\$950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Dec 2018

to

30 Nov 2019

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

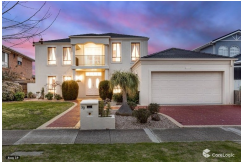
Date of sale

30 Wentworth Drive Taylors Lakes VIC 3038	\$900,000	07-Sep-19
12 Ohara Court Taylors Lakes VIC 3038	\$950,000	06-Dec-19
14 Bruce Way Taylors Lakes VIC 3038	\$945,000	04-Nov-19

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: 09 December 2019



### 30 Wentworth Drive Taylors Lakes VIC 3038

 4
  3
  2

Sold Price

<sup>RS</sup> \$900,000

Sold Date

07-Sep-19

Distance

0.98km



### 12 Ohara Court Taylors Lakes VIC 3038

 6
  3
  2

Sold Price

<sup>RS</sup> \$950,000

Sold Date

06-Dec-19

Distance

1.17km



### 14 Bruce Way Taylors Lakes VIC 3038

 4
  2
  4

Sold Price

\$945,000

Sold Date

04-Nov-19

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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