

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 Lindsay 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Oct 2018

to

30 Sep 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

35 Perceval Crescent Taylors Lakes VIC 3038	\$725,500	28-Jun-19
7 Cardigan Crescent Taylors Lakes VIC 3038	\$728,000	01-Oct-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: 30 October 2019

**35 Perceval Crescent Taylors Lakes
VIC 3038**

3 2 4

Sold Price

\$725,500

Sold Date

28-Jun-19

Distance

0.74km**7 Cardigan Crescent Taylors Lakes
VIC 3038**

4 2 2

Sold Price

^{RS} **\$728,000**

Sold Date

01-Oct-19

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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