

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

47 Village Avenue 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Taylors Lakes

Period-from

01 Feb 2021

to

31 Jan 2022

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

56 Village Avenue Taylors Lakes VIC 3038	\$530,000	22-Oct-21
60 Village Avenue Taylors Lakes VIC 3038	\$510,000	29-Apr-21
7 Shoppers Lane Taylors Lakes VIC 3038	\$526,000	10-Aug-21

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: 28 February 2022


56 Village Avenue Taylors Lakes VIC 3038

Sold Price

\$530,000

Sold Date

22-Oct-21


Distance

0.06km

60 Village Avenue Taylors Lakes VIC 3038

Sold Price

\$510,000

Sold Date

29-Apr-21


Distance

0.08km

7 Shoppers Lane Taylors Lakes VIC 3038

Sold Price

\$526,000

Sold Date

10-Aug-21


Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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