

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

7 Orion Close 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,600

Property type

House

Suburb

Taylors Lakes

Period-from

01 Feb 2019

to

31 Jan 2020

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

| | | |
|---|-----------|-----------|
| 2 Arcadia Close Taylors Lakes VIC 3038 | \$763,000 | 04-Jun-19 |
| 4 Lindsay Court Taylors Lakes VIC 3038 | \$750,000 | 09-Dec-19 |
| 49 Fastnet Drive Taylors Lakes VIC 3038 | \$751,600 | 07-Sep-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: 05 February 2020

**2 Arcadia Close Taylors Lakes VIC 3038**

4 2 2

Sold Price

\$763,000

Sold Date

04-Jun-19

Distance

0.23km**4 Lindsay Court Taylors Lakes VIC 3038**

4 2 2

Sold Price

\$750,000

Sold Date

09-Dec-19

Distance

1.1km**49 Fastnet Drive Taylors Lakes VIC 3038**

4 2 2

Sold Price

\$751,600

Sold Date

07-Sep-19

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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