

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 27 Balonne Close, Taylors Lakes, VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$880,000

&

\$940,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Taylors Lakes (3038)

Period - From

01/03/2021

to

28/02/2022

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
14 CASSOWARY CLOSE, TAYLORS LAKES VIC 3038	\$950,000	29/01/2022
38 BELLBIRD AVENUE, TAYLORS LAKES VIC 3038	\$931,000	22/09/2021
14 WAKATIPU COURT, TAYLORS LAKES VIC 3038	\$922,000	16/02/2022

This Statement of Information was prepared on: 11/03/2022