

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

36 Prince Albert Crescent 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

\$840,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 May 2020

to

30 Apr 2021

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

18 Cocoparra Crescent Taylors Lakes VIC 3038	\$765,000	13-Feb-21
32 Apollo Road Taylors Lakes VIC 3038	\$805,000	10-Apr-21
23 Prince Albert Crescent Taylors Lakes VIC 3038	\$740,000	03-Dec-20

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: 07 May 2021



18 Cocoparra Crescent Taylors Lakes VIC 3038

 4
  2
  2

Sold Price

^{RS}
\$765,000

Sold Date

13-Feb-21

Distance

1.04km


32 Apollo Road Taylors Lakes VIC 3038

 3
  2
  2

Sold Price

^{RS}
\$805,000

Sold Date

10-Apr-21

Distance

0.89km


23 Prince Albert Crescent Taylors Lakes VIC 3038

 3
  2
  2

Sold Price

\$740,000

Sold Date

03-Dec-20

Distance

0.17km
RS = Recent sale

UN = Undisclosed Sale

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