

## 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

12 ORION CLOSE TAYLORS LAKES VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Mar 2023

to

29 Feb 2024

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

8 PERSANO WAY TAYLORS LAKES VIC 3038	\$900,000	07-Oct-23
20 SALVANA COURT TAYLORS LAKES VIC 3038	\$947,500	28-Nov-23
19 ROWLANDSON PLACE TAYLORS LAKES VIC 3038	\$960,000	06-Oct-23

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: 25 March 2024



**8 PERSANO WAY TAYLORS LAKES VIC 3038** Sold Price **\$900,000** Sold Date **07-Oct-23**

4 2 2

Distance **0.73km**



**20 SALVANA COURT TAYLORS LAKES VIC 3038** Sold Price **\$947,500** Sold Date **28-Nov-23**

4 2 2

Distance **1.2km**



**19 ROWLANDSON PLACE TAYLORS LAKES VIC 3038** Sold Price **\$960,000** Sold Date **06-Oct-23**

4 2 2

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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