

## 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

2 COLEMAN COURT 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

\$980,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Nov 2022

to

31 Oct 2023

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 NOLAN PLACE TAYLORS LAKES VIC 3038	\$1,035,000	25-Oct-23
93 NORDIC AVENUE TAYLORS LAKES VIC 3038	\$1,050,000	12-Aug-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: 03 November 2023

**8 NOLAN PLACE TAYLORS LAKES  
VIC 3038**

4 2 2

Sold Price

RS

**\$1,035,000**

Sold Date

**25-Oct-23**

Distance

**0.68km****93 NORDIC AVENUE TAYLORS  
LAKES VIC 3038**

4 2 2

Sold Price

**\$1,050,000**

Sold Date

**12-Aug-23**

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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