

## 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

21 CORRYONG CRESCENT 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

\$880,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jan 2023

to

31 Dec 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

5 WYPERFELD AVENUE TAYLORS LAKES VIC 3038	\$971,000	23-Dec-23
23 WYPERFELD AVENUE TAYLORS LAKES VIC 3038	\$910,200	17-Jul-23
1 AYERS COURT TAYLORS LAKES VIC 3038	\$864,000	30-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: 17 January 2024



**5 WYPERFELD AVENUE TAYLORS LAKES VIC 3038**

Sold Price

<sup>RS</sup> **\$971,000**

Sold Date **23-Dec-23**

 4  2  2

Distance **0.4km**



**23 WYPERFELD AVENUE TAYLORS LAKES VIC 3038**

Sold Price

**\$910,200**

Sold Date **17-Jul-23**

 3  2  2

Distance **0.51km**



**1 AYERS COURT TAYLORS LAKES VIC 3038**

Sold Price

**\$864,000**

Sold Date **30-Aug-23**

 3  2  2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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