

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 24 Maremmano Crescent, Taylors Lakes, VIC 3038

Indicative selling price

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

Price Range

\$415,000

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\$455,000

Median sale price

Median price

\$565,000

Property Type

Vacant Land

Suburb

Taylors Lakes (3038)

Period - From

01/02/2023

to

31/01/2024

Source

www.realestate.com.au

Comparable property sales

A

These are two 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

50 MAREMMANO CRESCENT, TAYLORS LAKES VIC 3038	\$540,000	10/11/2023
6 LIPIZZAN CRESCENT, TAYLORS LAKES VIC 3038	\$532,500	22/09/2023

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 six months.

This Statement of Information was prepared on: 13/02/2024