

## 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

26 PRINCE ALBERT 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

\$960,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$938,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jun 2023

to

31 May 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

5 AYERS COURT TAYLORS LAKES VIC 3038	\$972,000	23-Mar-24
12 ORION CLOSE TAYLORS LAKES VIC 3038	\$1,026,500	04-Apr-24
56 SALAMANDER DRIVE TAYLORS LAKES VIC 3038	\$1,002,000	04-May-24

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: 11 June 2024



**5 AYERS COURT TAYLORS LAKES  
VIC 3038**

4 2 2

Sold Price

**\$972,000**

Sold Date

**23-Mar-24**

Distance

**1.1km**



**12 ORION CLOSE TAYLORS LAKES  
VIC 3038**

4 2 2

Sold Price

<sup>RS</sup> **\$1,026,500**

Sold Date

**04-Apr-24**

Distance

**1.58km**



**56 SALAMANDER DRIVE TAYLORS  
LAKES VIC 3038**

4 2 2

Sold Price

<sup>RS</sup> **\$1,002,000**

Sold Date

**04-May-24**

Distance

**1.73km**

RS = Recent sale

UN = Undisclosed Sale

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