

## 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

3/45 WENTWORTH DRIVE 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Taylors Lakes

Period-from

01 Jul 2023

to

30 Jun 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

4/41 WENTWORTH DRIVE TAYLORS LAKES VIC 3038	\$625,000	02-Feb-24
2/3 THOROGOOD COURT TAYLORS LAKES VIC 3038	\$760,000	21-Feb-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: 02 July 2024

**4/41 WENTWORTH DRIVE  
TAYLORS LAKES VIC 3038**

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Sold Price **\$625,000** Sold Date **02-Feb-24**Distance **0.05km****2/3 THOROGOOD COURT  
TAYLORS LAKES VIC 3038**

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Sold Price **\$760,000** Sold Date **21-Feb-24**Distance **1.39km****RS** = Recent sale      **UN** = Undisclosed Sale

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