

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 PANAMUNA AVENUE TAYLORS LAKES VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Mar 2023

to

29 Feb 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

7 CHICHESTER DRIVE TAYLORS LAKES VIC 3038	\$915,000	18-Nov-23
10 MADISON CLOSE TAYLORS LAKES VIC 3038	\$920,000	04-Nov-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: 18 March 2024

**7 CHICHESTER DRIVE TAYLORS
LAKES VIC 3038**

3 2 2

Sold Price

^{RS} **\$915,000** Sold Date **18-Nov-23**Distance **0.82km****10 MADISON CLOSE TAYLORS
LAKES VIC 3038**

3 2 2

Sold Price

\$920,000 Sold Date **04-Nov-23**Distance **1.18km****RS** = Recent sale**UN** = Undisclosed Sale

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