

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

32 PALMERSTON CRESCENT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Apr 2023

to

31 Mar 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

28 PALMERSTON CRESCENT TAYLORS LAKES VIC 3038	\$1,450,000	18-Oct-23
18 SANDOVER WAY TAYLORS LAKES VIC 3038	\$1,230,000	23-Mar-24
35 QUEEN VICTORIA CRESCENT TAYLORS LAKES VIC 3038	\$1,260,000	17-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.~~

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**28 PALMERSTON CRESCENT
TAYLORS LAKES VIC 3038**

 5  3  3

Sold Price **\$1,450,000** Sold Date **18-Oct-23**

Distance **0.04km**



**18 SANDOVER WAY TAYLORS
LAKES VIC 3038**

 5  3  3

Sold Price ^{RS} **\$1,230,000** Sold Date **23-Mar-24**

Distance **0.33km**



**35 QUEEN VICTORIA CRESCENT
TAYLORS LAKES VIC 3038**

 5  4  2

Sold Price ^{RS} **\$1,260,000** Sold Date **17-Feb-24**

Distance **2.01km**

RS = Recent sale **UN** = Undisclosed Sale

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