

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

6 CONDOR PLACE 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

\$900,000

&

\$950,000

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

1 HARBURG COURT TAYLORS LAKES VIC 3038	\$962,500	01-May-24
2 GRETAL COURT TAYLORS LAKES VIC 3038	\$865,000	26-Mar-24
3 PANAMUNA AVENUE TAYLORS LAKES VIC 3038	\$1,010,000	26-Apr-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: 26 June 2024



1 HARSBURG COURT TAYLORS LAKES VIC 3038

 -  2  -

Sold Price **\$962,500** Sold Date **01-May-24**

Distance **0.3km**



2 GRETAL COURT TAYLORS LAKES VIC 3038

 4  2  3

Sold Price **\$865,000** Sold Date **26-Mar-24**

Distance **0.13km**



3 PANAMUNA AVENUE TAYLORS LAKES VIC 3038

 3  2  2

Sold Price ^{RS} **\$1,010,000** Sold Date **26-Apr-24**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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