

## 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

9C 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Taylors Lakes

Period-from

01 Feb 2023

to

31 Jan 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

27B WENTWORTH DRIVE TAYLORS LAKES VIC 3038	\$636,000	03-Nov-23
29A WENTWORTH DRIVE TAYLORS LAKES VIC 3038	\$618,500	24-Dec-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: 02 February 2024



**27B WENTWORTH DRIVE  
TAYLORS LAKES VIC 3038**

3 2 2

Sold Price

<sup>RS</sup>

**\$636,000**

Sold Date

**03-Nov-23**

Distance

**0.27km**



**29A WENTWORTH DRIVE  
TAYLORS LAKES VIC 3038**

3 2 2

Sold Price

<sup>RS</sup>

**\$618,500**

Sold Date

**24-Dec-23**

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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