

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 PINTAIL 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

\$850,000

&

\$890,000

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

| | | |
|--|-----------|-----------|
| 6 FANTAIL COURT TAYLORS LAKES VIC 3038 | \$855,000 | 22-Feb-24 |
| 3 SANDPIPER DRIVE TAYLORS LAKES VIC 3038 | \$888,000 | 06-Apr-24 |
| 29 PINDARI AVENUE TAYLORS LAKES VIC 3038 | \$860,000 | 28-Oct-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: 22 April 2024

**6 FANTAIL COURT TAYLORS LAKES VIC 3038**

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Sold Price ^{RS} **\$855,000** Sold Date **22-Feb-24**Distance **0.47km****3 SANDPIPER DRIVE TAYLORS LAKES VIC 3038**

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Sold Price ^{RS} **\$888,000** Sold Date **06-Apr-24**Distance **0.18km****29 PINDARI AVENUE TAYLORS LAKES VIC 3038**

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Sold Price **\$860,000** Sold Date **28-Oct-23**Distance **1.15km****RS** = Recent sale **UN** = Undisclosed Sale

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