

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

56 Bellbird 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Sep 2018

to

31 Aug 2019

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

12 Pacific Place Taylors Lakes VIC 3038	\$800,000	15-Dec-18
19 Martens Court Taylors Lakes VIC 3038	\$850,000	08-Aug-19
78 McCubbin Drive Taylors Lakes VIC 3038	\$815,000	13-Apr-19

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: 29 September 2019



12 Pacific Place Taylors Lakes VIC 3038

4 2 2

Sold Price

\$800,000

Sold Date

15-Dec-18

Distance

0.42km



19 Martens Court Taylors Lakes VIC 3038

4 2 2

Sold Price

^{RS} **\$850,000** ^{UN}

Sold Date

08-Aug-19

Distance

1.3km



78 McCubbin Drive Taylors Lakes VIC 3038

5 2 2

Sold Price

\$815,000

Sold Date

13-Apr-19

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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