

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

10 Murchison Avenue, Taylors Lakes Vic 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$940,000 Property Type House Suburb Taylors Lakes

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 six 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	40 Truro Cr KEILOR LODGE 3038	\$1,070,000	26/03/2024
2	12 Salamander Dr TAYLORS LAKES 3038	\$1,065,000	12/01/2024
3	51 Verona Dr TAYLORS LAKES 3038	\$1,040,000	17/02/2024

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 six months.~~

This Statement of Information was prepared on: 08/04/2024 13:35



Property Type: House

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2023: \$940,000

Comparable Properties

40 Truro Cr KEILOR LODGE 3038 (REI)

Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 26/03/2024

Property Type: House (Res)

Land Size: 771 sqm approx



12 Salamander Dr TAYLORS LAKES 3038 (REI) Agent Comments



Price: \$1,065,000

Method: Private Sale

Date: 12/01/2024

Rooms: 8

Property Type: House (Res)

Land Size: 623 sqm approx



51 Verona Dr TAYLORS LAKES 3038 (REI)

Agent Comments



Price: \$1,040,000

Method: Auction Sale

Date: 17/02/2024

Rooms: 9

Property Type: House (Res)

Land Size: 724 sqm approx

Account - Love & Co