

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

3 KALBARRI COURT 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 May 2023

to

30 Apr 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 AYERS COURT TAYLORS LAKES VIC 3038	\$864,000	30-Aug-23
16 TEKAPO CRESCENT TAYLORS LAKES VIC 3038	\$810,000	18-Mar-23
24 LADY NELSON WAY TAYLORS LAKES VIC 3038	\$800,000	08-Feb-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: 14 May 2024

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**1 AYERS COURT TAYLORS LAKES
VIC 3038**

 3  2  2

Sold Price

\$864,000

Sold Date **30-Aug-23**

Distance **0.22km**



**16 TEKAPO CRESCENT TAYLORS
LAKES VIC 3038**

 3  2  2

Sold Price

\$810,000

Sold Date **18-Mar-23**

Distance **0.27km**



**24 LADY NELSON WAY TAYLORS
LAKES VIC 3038**

 3  2  2

Sold Price

\$800,000

Sold Date **08-Feb-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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