

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

4 Rutherglen Way, Taylors Lakes Vic 3038

Indicative selling price

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

Range between

\$820,000

&

\$880,000

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	23 Darracq Dr KEILOR DOWNS 3038	\$850,000	08/03/2024
2	23 Morris Dr KEILOR DOWNS 3038	\$810,000	28/02/2024
3	47 Patterson Av KEILOR 3036	\$790,000	28/02/2024

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:

19/03/2024 12:14



4 2 2

Property Type: House

Agent Comments

stand-out features include ducted heating and split-system air conditioning, new carpets, efficient LED lighting and stylish plantation shutters across the front, as well as a family-sized laundry with ample cupboard space.

Indicative Selling Price

\$820,000 - \$880,000

Median House Price

Year ending December 2023: \$940,000

Comparable Properties



23 Darracq Dr KEILOR DOWNS 3038 (REI)

3 2 2

Price: \$850,000

Method: Sold Before Auction

Date: 08/03/2024

Property Type: House (Res)

Agent Comments

Inferior Newer property , better finished and cleaner property . Superior Better Location , bigger land , Bigger home .



23 Morris Dr KEILOR DOWNS 3038 (REI)

4 2 2

Price: \$810,000

Method: Auction Sale

Date: 28/02/2024

Property Type: House (Res)

Land Size: 740 sqm approx

Agent Comments

Inferior More Established landscape . Superior Better location , Double Garage , Bigger home with better finishes .



47 Patterson Av KEILOR 3036 (REI)

3 1 2

Price: \$790,000

Method: Auction Sale

Date: 28/02/2024

Property Type: House (Res)

Agent Comments

Inferior Better location , fully renovated , cleaner home in terms of finishes and newer property . Superior Bigger home , 2 bathrooms , 4 bedroom , sitting on a bigger block .

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