

## 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

5 AYERS COURT TAYLORS LAKES VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Nov 2022

to

31 Oct 2023

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

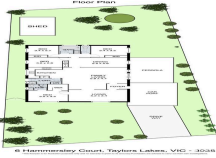
Date of sale

6 HAMMERSLEY COURT TAYLORS LAKES VIC 3038	\$800,000	16-Sep-23
7 APOLLO ROAD TAYLORS LAKES VIC 3038	\$735,000	17-Jun-23
24 ANGOURIE CRESCENT TAYLORS LAKES VIC 3038	\$730,000	13-Jun-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: 29 November 2023



**6 HAMMERSLEY COURT TAYLORS LAKES VIC 3038**

 4  2  2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**16-Sep-23**

Distance

**0.18km**



**7 APOLLO ROAD TAYLORS LAKES VIC 3038**

 3  2  2

Sold Price

**\$735,000**

Sold Date

**17-Jun-23**

Distance

**0.18km**



**24 ANGOURIE CRESCENT TAYLORS LAKES VIC 3038**

 3  2  1

Sold Price

**\$730,000**

Sold Date

**13-Jun-23**

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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