

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

6 MACKENZIE CLOSE 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

\$1,050,000

&

\$1,130,000

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

2 COLEMAN COURT TAYLORS LAKES VIC 3038	\$1,125,000	09-Dec-23
16 NORDIC AVENUE KEILOR LODGE VIC 3038	\$1,050,000	27-Feb-24
40 TRURO CRESCENT KEILOR LODGE VIC 3038	\$1,070,000	27-Mar-24

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: 21 May 2024

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2 COLEMAN COURT TAYLORS LAKES VIC 3038

 4  2  2

Sold Price **\$1,125,000** Sold Date **09-Dec-23**

Distance **1.01km**



16 NORDIC AVENUE KEILOR LODGE VIC 3038

 4  3  3

Sold Price **\$1,050,000** Sold Date **27-Feb-24**

Distance **1.39km**



40 TRURO CRESCENT KEILOR LODGE VIC 3038

 4  2  2

Sold Price ^{RS} **\$1,070,000** Sold Date **27-Mar-24**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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