

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

38 Bellbird Avenue 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$773,000

Property type

Land

Suburb

Taylors Lakes

Period-from

01 Jul 2020

to

30 Jun 2021

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

38 Salamander Drive Taylors Lakes VIC 3038	\$820,000	24-Jun-21
8 Bass Court Taylors Lakes VIC 3038	\$800,000	10-Apr-21
4 Leichardt Close Taylors Lakes VIC 3038	\$828,000	20-Feb-21

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 July 2021



38 Salamander Drive Taylors Lakes VIC 3038

 3  2  2

Sold Price

^{RS} \$820,000

Sold Date

24-Jun-21

Distance

0.49km



8 Bass Court Taylors Lakes VIC 3038

 4  2  2

Sold Price

\$800,000

Sold Date

10-Apr-21

Distance

0.54km



4 Leichardt Close Taylors Lakes VIC 3038

 4  2  2

Sold Price

\$828,000

Sold Date

20-Feb-21

Distance

0.76km



23 Truro Crescent Keilor Lodge VIC 3038

 4  2  2

Sold Price

^{RS} \$820,000 ^{UN}

Sold Date

29-May-21

Distance

0.97km



78 Parmelia Drive Taylors Lakes VIC 3038

 4  2  2

Sold Price

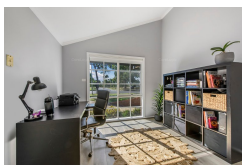
^{RS} \$850,000

Sold Date

26-May-21

Distance

1.07km



45 Fastnet Drive Taylors Lakes VIC 3038

 3  2  2

Sold Price

\$850,000

Sold Date

17-Mar-21

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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