

## 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

9 Galloway 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

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Dec 2020

to

30 Nov 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

5 Pembroke Close Taylors Lakes VIC 3038	\$965,000	27-May-21
10 Newell Close Taylors Lakes VIC 3038	\$1,200,000	05-Nov-21
37 Sandpiper Drive Taylors Lakes VIC 3038	\$850,000	06-Sep-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: 07 December 2021


**5 Pembroke Close Taylors Lakes VIC 3038**

 4
  2
  2

Sold Price

**\$965,000**

Sold Date

**27-May-21**

Distance

**0.21km**

**10 Newell Close Taylors Lakes VIC 3038**

 4
  2
  4

Sold Price

<sup>RS</sup> **\$1,200,000**

Sold Date

**05-Nov-21**

Distance

**0.29km**

**37 Sandpiper Drive Taylors Lakes VIC 3038**

 4
  2
  2

Sold Price

**\$850,000**

Sold Date

**06-Sep-21**

Distance

**0.3km**

**35 Sandpiper Drive Taylors Lakes VIC 3038**

 4
  2
  2

Sold Price

**\$901,000**

Sold Date

**21-Jun-21**

Distance

**0.31km**

**6 Warrego Place Taylors Lakes VIC 3038**

 4
  2
  2

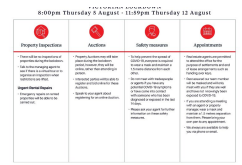
Sold Price

<sup>RS</sup> **\$961,000**

Sold Date

**29-Oct-21**

Distance

**0.54km**

**38 Bellbird Avenue Taylors Lakes VIC 3038**

 4
  2
  2

Sold Price

**\$931,000**

Sold Date

**22-Sep-21**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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NATRO MEDICINE RESTRICTIONS			
Property location	Property type	Property status	Applicable
Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:
Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:

### 11 Sandover Way Taylors Lakes VIC 3038

3 2 2

Sold Price

**\$970,000**

Sold Date

**10-Jul-21**

Distance

**0.56km**


### 2 Bass Court Taylors Lakes VIC 3038

3 2 2

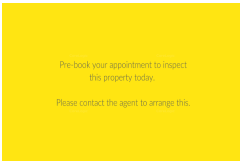
Sold Price

<sup>RS</sup> **\$1,035,000**

Sold Date

**14-Jul-21**

Distance

**0.57km**


### 96 Nordic Avenue Taylors Lakes VIC 3038

4 2 7

Sold Price

**\$907,250**

Sold Date

**29-Sep-21**

Distance

**0.58km**

HELP TO PREVENT THE SPREAD OF COVID-19			
Property location	Property type	Property status	Applicable
Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:
Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:	Properties located in the following areas are subject to the following restrictions:

### 99 Nordic Avenue Taylors Lakes VIC 3038

4 2 4

Sold Price

**\$1,025,000**

Sold Date

**05-Jun-21**

Distance

**0.61km**


### 53 Truro Crescent Keilor Lodge VIC 3038

4 2 2

Sold Price

<sup>RS</sup> **\$925,000**

Sold Date

**16-Sep-21**

Distance

**0.8km**


### 20 Balonne Close Taylors Lakes VIC 3038

3 2 2

Sold Price

<sup>RS</sup> **\$1,200,000**

Sold Date

**18-Jun-21**

Distance

**0.93km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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