

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

8 KRONA RISE KEILOR LODGE 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

\$820,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Keilor Lodge

Period-from

01 Apr 2023

to

31 Mar 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

15 SANDPIPER DRIVE TAYLORS LAKES VIC 3038	\$871,275	02-Dec-23
41 PARMELIA DRIVE TAYLORS LAKES VIC 3038	\$825,500	25-Mar-24
6 WAIROU STREET TAYLORS LAKES VIC 3038	\$840,000	14-Feb-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: 20 April 2024


15 SANDPIPER DRIVE TAYLORS LAKES VIC 3038

 3
  2
  2

Sold Price

\$871,275

Sold Date **02-Dec-23**

Distance

1.24km

41 PARMELIA DRIVE TAYLORS LAKES VIC 3038

 4
  2
  4

Sold Price

^{RS} **\$825,500**

Sold Date **25-Mar-24**

Distance

1.54km

6 WAIROU STREET TAYLORS LAKES VIC 3038

 3
  2
  4

Sold Price

^{RS} **\$840,000**

Sold Date **14-Feb-24**

Distance

1.85km
RS = Recent sale

UN = Undisclosed Sale

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