

## 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

14 CHICHESTER DRIVE 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

\$800,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Mar 2021

to

28 Feb 2022

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

4 WYPERFELD AVENUE TAYLORS LAKES VIC 3038	\$820,000	20-Dec-21
4 HANSLOW WAY TAYLORS LAKES VIC 3038	\$800,000	09-Jan-22
4 BELLEVUE DRIVE KEILOR DOWNS VIC 3038	\$817,500	19-Feb-22

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: 15 March 2022



**4 WYPERFELD AVENUE TAYLORS LAKES VIC 3038**

 3  2  1

Sold Price

**\$820,000**

Sold Date

**20-Dec-21**

Distance

**0.83km**



**4 HANSLOW WAY TAYLORS LAKES VIC 3038**

 4  2  2

Sold Price

**\$800,000**

Sold Date

**09-Jan-22**

Distance

**1.11km**



**4 BELLEVUE DRIVE KEILOR DOWNS VIC 3038**

 4  2  2

Sold Price

<sup>RS</sup> **\$817,500**

Sold Date

**19-Feb-22**

Distance

**1.19km**



**44 TRURO CRESCENT KEILOR LODGE VIC 3038**

 3  2  2

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**22-Feb-22**

Distance

**1.47km**



**12 GUILDFORD COURT KEILOR DOWNS VIC 3038**

 4  2  2

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**22-Dec-21**

Distance

**1.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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