

## 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

5 BOSCO TERRACE KEILOR LODGE 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Keilor Lodge

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

7 KAMO COURT TAYLORS LAKES VIC 3038	\$900,000	23-Feb-22
12 MALLACOOTA COURT TAYLORS LAKES VIC 3038	\$895,000	11-Mar-22
44 TRURO CRESCENT KEILOR LODGE VIC 3038	\$820,000	22-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

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**7 KAMO COURT TAYLORS LAKES  
VIC 3038**

 4  2  2

Sold Price

<sup>RS</sup> **\$900,000** Sold Date **23-Feb-22**

Distance **0.74km**



**12 MALLACOOTA COURT TAYLORS  
LAKES VIC 3038**

 3  2  2

Sold Price

<sup>RS</sup> **\$895,000** Sold Date **11-Mar-22**

Distance **1.08km**



**44 TRURO CRESCENT KEILOR  
LODGE VIC 3038**

 3  2  2

Sold Price

<sup>RS</sup> **\$820,000** Sold Date **22-Feb-22**

Distance **0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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