

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

4 Eurora Court 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Sep 2020

to

31 Aug 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
1 Merimbula Court Taylors Lakes VIC 3038	\$740,000	26-Jun-21
32 Apollo Road Taylors Lakes VIC 3038	\$805,000	10-Apr-21
9 Ayers Court Taylors Lakes VIC 3038	\$800,000	29-Jun-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: 17 September 2021



1 Merimbula Court Taylors Lakes VIC 3038

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Sold Price

^{RS} **\$740,000** Sold Date **26-Jun-21**

Distance **0.09km**



32 Apollo Road Taylors Lakes VIC 3038

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Sold Price

\$805,000 Sold Date **10-Apr-21**

Distance **0.11km**



9 Ayers Court Taylors Lakes VIC 3038

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Sold Price

^{RS} **\$800,000** Sold Date **29-Jun-21**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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