

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 LAGUNA CLOSE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Keilor Lodge

Period-from

01 Oct 2021

to

30 Sep 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

8 KERANG COURT TAYLORS LAKES VIC 3038	\$1,401,000	15-Oct-22
8 MINATO PLACE TAYLORS LAKES VIC 3038	\$1,050,000	15-Oct-22
11 PALMERSTON CRESCENT TAYLORS LAKES VIC 3038	\$1,062,000	13-Sep-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: 17 October 2022

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**8 KERANG COURT TAYLORS LAKES VIC 3038** 3  3  2

Sold Price

^{RS}**\$1,401,000**

Sold Date

15-Oct-22

Distance

1.21km**8 MINATO PLACE TAYLORS LAKES VIC 3038** 4  2  2

Sold Price

^{RS}**\$1,050,000**

Sold Date

15-Oct-22

Distance

1.31km**11 PALMERSTON CRESCENT TAYLORS LAKES VIC 3038** 4  3  2

Sold Price

^{RS}**\$1,062,000**

Sold Date

13-Sep-22

Distance

2.24km**RS** = Recent sale**UN** = Undisclosed Sale

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