

## 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

66 Village Avenue 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

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$769,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Nov 2019

to

31 Oct 2020

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

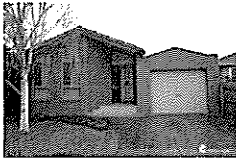
1A Alawa Court Keilor Downs VIC 3038	\$495,000	04-Jul-20
2/106 Copernicus Way Keilor Downs VIC 3038	\$480,000	01-Jul-20

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: 05 November 2020

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**1A Alawa Court Keilor Downs VIC 3038**

 3  1  1

**Sold Price \$495,000 Sold Date 04-Jul-20**

**Distance 1.47km**



**2/106 Copernicus Way Keilor Downs VIC 3038**

 3  1  1

**Sold Price \$480,000 Sold Date 01-Jul-20**

**Distance 1.9km**

RS = Recent sale      UN = Undisclosed Sale

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