

## 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

39 ANGOURIE CRESCENT TAYLORS LAKES VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Taylors Lakes

Period-from

01 Oct 2022

to

30 Sep 2023

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 PIA COURT TAYLORS LAKES VIC 3038	\$677,000	23-Sep-23
46 ALDERSHOT DRIVE KEILOR DOWNS VIC 3038	\$690,000	15-May-23
11 BOSTON CRESCENT KEILOR DOWNS VIC 3038	\$719,500	26-Aug-23

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: 04 October 2023



#### 4 PIA COURT TAYLORS LAKES VIC 3038

 3
  2
  2

Sold Price

<sup>RS</sup>
**\$677,000**

Sold Date

**23-Sep-23**

Distance

**0.69km**


#### 46 ALDERSHOT DRIVE KEILOR DOWNS VIC 3038

 4
  2
  2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**15-May-23**

Distance

**1.17km**


#### 11 BOSTON CRESCENT KEILOR DOWNS VIC 3038

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$719,500**

Sold Date

**26-Aug-23**

Distance

**1.25km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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