

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 Tekapo Crescent 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$818,000

Property type

Land

Suburb

Taylors Lakes

Period-from

01 Oct 2020

to

30 Sep 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

7 Akma Court Taylors Lakes VIC 3038	\$820,000	24-Jun-21
1 Benz Court Keilor Downs VIC 3038	\$785,000	02-Oct-21
6 Parmelia Drive Taylors Lakes VIC 3038	\$812,000	05-Aug-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: 26 October 2021


7 Akma Court Taylors Lakes VIC 3038

 3
  2
  2

Sold Price

\$820,000

Sold Date

24-Jun-21

Distance

0.92km

1 Benz Court Keilor Downs VIC 3038

 3
  2
  1

Sold Price

^{RS} **\$785,000**

Sold Date

02-Oct-21

Distance

1.14km

6 Parmelia Drive Taylors Lakes VIC 3038

 3
  2
  2

Sold Price

^{RS} **\$812,000**

Sold Date

05-Aug-21

Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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