

## 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

7 Akma Court 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

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Mar 2020

to

28 Feb 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

3 Innes Court Taylors Lakes VIC 3038	\$800,000	13-Nov-20
48 Admirals Crescent Taylors Lakes VIC 3038	\$820,000	18-Oct-20
32 Tintaldra Drive Taylors Lakes VIC 3038	\$800,000	17-Oct-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: 22 March 2021



**3 Innes Court Taylors Lakes VIC 3038**

 3  2  2

Sold Price

**\$800,000**

Sold Date **13-Nov-20**

Distance **0.61km**



**48 Admirals Crescent Taylors Lakes VIC 3038**

 4  3  4

Sold Price

**\$820,000**

Sold Date **18-Oct-20**

Distance **0.88km**



**32 Tintaldra Drive Taylors Lakes VIC 3038**

 3  2  3

Sold Price

**\$800,000**

Sold Date **17-Oct-20**

Distance **1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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