

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

3 Ayers Court 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Dec 2019

to

30 Nov 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

4 Apollo Road Taylors Lakes VIC 3038	\$732,000	05-Dec-20
6 Apollo Road Taylors Lakes VIC 3038	\$690,000	25-Nov-20
8 Koroit Place Taylors Lakes VIC 3038	\$778,000	28-Nov-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: 12 December 2020

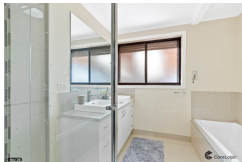


4 Apollo Road Taylors Lakes VIC 3038

 3
  2
  2

Sold Price

^{RS} **\$732,000** Sold Date **05-Dec-20**

Distance **0.16km**


6 Apollo Road Taylors Lakes VIC 3038

 3
  2
  2

Sold Price

^{RS} **\$690,000** ^{UN} Sold Date **25-Nov-20**

Distance **0.16km**


8 Koroit Place Taylors Lakes VIC 3038

 3
  2
  2

Sold Price

^{RS} **\$778,000** Sold Date **28-Nov-20**

Distance **0.23km**
RS = Recent sale

UN = Undisclosed Sale

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