

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

13 NEWELL CLOSE 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

\$900,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$923,750

Property type

House

Suburb

Taylors Lakes

Period-from

01 Sep 2022

to

31 Aug 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

6 CASSOWARY CLOSE TAYLORS LAKES VIC 3038	\$925,000	31-Jul-23
11 GRAMPIANS COURT TAYLORS LAKES VIC 3038	\$920,000	24-Jun-23
30 MESSINA CRESCENT KEILOR LODGE VIC 3038	\$870,500	05-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: 01 September 2023



6 CASSOWARY CLOSE TAYLORS LAKES VIC 3038

 4  2  2

Sold Price

^{RS} **\$925,000**

Sold Date

31-Jul-23

Distance

0.81km



11 GRAMPIANS COURT TAYLORS LAKES VIC 3038

 3  2  2

Sold Price

^{RS} **\$920,000**

Sold Date

24-Jun-23

Distance

2.51km



30 MESSINA CRESCENT KEILOR LODGE VIC 3038

 4  2  3

Sold Price

^{RS} **\$870,500**

Sold Date

05-Aug-23

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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