

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

9 KOROIT PLACE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$961,250

Property type

House

Suburb

Taylors Lakes

Period-from

01 Sep 2023

to

31 Aug 2024

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

1 EURORA COURT TAYLORS LAKES VIC 3038	\$825,000	04-Sep-24
51 APOLLO ROAD TAYLORS LAKES VIC 3038	\$825,000	28-Nov-23
7 CARDIGAN CRESCENT TAYLORS LAKES VIC 3038	\$870,000	13-Dec-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: 29 September 2024


1 EURORA COURT TAYLORS LAKES VIC 3038

 4
  2
  2

Sold Price

^{RS}
\$825,000

Sold Date

04-Sep-24

Distance

0.22km

51 APOLLO ROAD TAYLORS LAKES VIC 3038

 4
  2
  2

Sold Price

\$825,000

Sold Date

28-Nov-23

Distance

0.41km

7 CARDIGAN CRESCENT TAYLORS LAKES VIC 3038

 4
  2
  2

Sold Price

\$870,000

Sold Date

13-Dec-23

Distance

1.69km
RS = Recent sale

UN = Undisclosed Sale

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