

## 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 APOLLO ROAD TAYLORS LAKES VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$769,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jun 2022

to

31 May 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 40 APOLLO ROAD TAYLORS LAKES VIC 3038  | \$742,000 | 31-May-23 |
| 13 KOROIT PLACE TAYLORS LAKES VIC 3038 | \$730,000 | 05-May-23 |
| 22 AKMA COURT TAYLORS LAKES VIC 3038   | \$760,000 | 30-Mar-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: 10 June 2023



**40 APOLLO ROAD TAYLORS LAKES VIC 3038**

 3  2  1

Sold Price <sup>RS</sup> **\$742,000** Sold Date **31-May-23**

Distance **0.45km**



**13 KOROIT PLACE TAYLORS LAKES VIC 3038**

 5  2  2

Sold Price <sup>RS</sup> **\$730,000** <sup>UN</sup> Sold Date **05-May-23**

Distance **0.2km**



**22 AKMA COURT TAYLORS LAKES VIC 3038**

 3  2  2

Sold Price **\$760,000** Sold Date **30-Mar-23**

Distance **0.53km**

**RS** = Recent sale **UN** = Undisclosed Sale

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