

## 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

10 TURIN PLACE KEILOR LODGE 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

\$760,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,032,000

Property type

House

Suburb

Keilor Lodge

Period-from

01 Aug 2023

to

31 Jul 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

|  |           |           |
|--|-----------|-----------|
| 37 PINDARI AVENUE TAYLORS LAKES VIC 3038 | \$810,000 | 06-Aug-24 |
| 12 CONDOR PLACE TAYLORS LAKES VIC 3038   | \$772,000 | 29-Feb-24 |
| 7 KESTREL COURT TAYLORS LAKES VIC 3038   | \$730,000 | 04-Jun-24 |

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: 20 August 2024


**37 PINDARI AVENUE TAYLORS  
LAKES VIC 3038**
 4  2  3

Sold Price

<sup>RS</sup>
**\$810,000**

 Sold Date **06-Aug-24**

 Distance **0.56km**

**12 CONDOR PLACE TAYLORS  
LAKES VIC 3038**
 4  2  1

Sold Price

<sup>RS</sup> **\$772,000**

 Sold Date **29-Feb-24**

 Distance **1.4km**

**7 KESTREL COURT TAYLORS  
LAKES VIC 3038**
 3  2  2

Sold Price

<sup>RS</sup>
**\$730,000**

 Sold Date **04-Jun-24**

 Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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