

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

4 Kialoa 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Jun 2020

to

31 May 2021

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

8 Stockwell Crescent Keilor Downs VIC 3038	\$745,000	06-Feb-21
18 Cocoparra Crescent Taylors Lakes VIC 3038	\$765,000	12-Feb-21
12 Angourie Crescent Taylors Lakes VIC 3038	\$760,000	20-Feb-21

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: 22 June 2021



**8 Stockwell Crescent Keilor Downs
VIC 3038**

 3  2  3

Sold Price

\$745,000

Sold Date

06-Feb-21

Distance

0.33km



**18 Cocoparra Crescent Taylors
Lakes VIC 3038**

 4  2  2

Sold Price

\$765,000

Sold Date

12-Feb-21

Distance

0.57km



**12 Angourie Crescent Taylors Lakes
VIC 3038**

 4  2  2

Sold Price

^{RS} **\$760,000**

Sold Date

20-Feb-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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