

## 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 Kalbarri Court Taylors Lakes 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

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Taylors Lakes

Period-from

01 Oct 2020

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 4 Kialoa Court Taylors Lakes VIC 3038      | \$863,500 | 17-Jul-21 |
| 10 Wyperfeld Avenue Taylors Lakes VIC 3038 | \$840,000 | 10-Aug-21 |
| 6 Parmelia Drive Taylors Lakes VIC 3038    | \$812,000 | 05-Aug-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: 06 October 2021


**4 Kialoa Court Taylors Lakes VIC 3038**

Sold Price

**\$863,500**

Sold Date

**17-Jul-21**
 3

 2

 2

Distance

**0.97km**

**10 Wyperfeld Avenue Taylors Lakes VIC 3038**

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**10-Aug-21**
 3

 2

 2

Distance

**0.12km**

**6 Parmelia Drive Taylors Lakes VIC 3038**

Sold Price

<sup>RS</sup> **\$812,000**

Sold Date

**05-Aug-21**
 3

 2

 2

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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