

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 7 NEWELL CLOSE, TAYLORS LAKES VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$900,000 & \$990,000

Median sale price

Median price \$659,000 House ☒ Unit ☐ Suburb TAYLORS LAKES

Period - From 19/6/17 to 19/6/17 Source www.realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 – 10 FIREBALL COURT, TAYLORS LAKES VIC 3038	\$1,000,000	01/6/2017
2 – 24 TASMAN CRESCENT, TAYLORS LAKES VIC 3038	\$903,000	29/4/2017
3 – 39 LANDSBOURGH AVENUE, TAYLORS LAKES VIC 3038	\$905,000	13/2/2017

www.professionalstaylorlakes.com.au