Bellsrealestate.com.au

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

5 Cambridge Crescent Taylors Lakes VIC 3038

4 2 2

Indicative Selling Price

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

Range between $789,000 & $859,000

Median Sale Price

$736,000 Houses in Taylors lakes between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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.



12 Pacific Place Taylors Lakes VIC 3038

4 2 2

Sold Price **$800,000** Sold Date **15-Dec-18**

Distance **0.99km**



56 Buckingham Street Sydenham VIC 3037

4 2 2

Sold Price **$819,000** Sold Date **18-Dec-18**

Distance **1.26km**



45 Sandpiper Drive Taylors Lakes VIC 3038

4 2 4

Sold Price **$836,000** Sold Date **04-Dec-18**

Distance **1.57km**

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

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