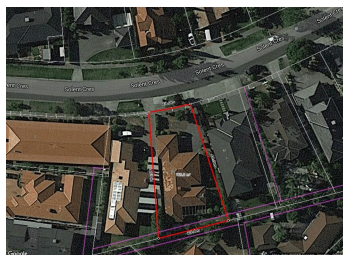


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



43 SOLENT CRESCENT, TAYLORS LAKES,  4  2  2

Indicative Selling Price

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

Price Range: \$660,000 to \$726,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$723,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



9 ANGOURIE CRES, TAYLORS LAKES, VIC 3038  4  2  2

Sale Price

***\$700,000**

Sale Date: 07/04/2018

Distance from Property: 1.5km



65 PRINCE ALBERT CRES, TAYLORS LAKES, VIC  4  2  2

Sale Price

***\$690,000**

Sale Date: 07/02/2018

Distance from Property: 774m



1 AUSTRALIA DR, TAYLORS LAKES, VIC 3038  4  2  2

Sale Price

\$715,000

Sale Date: 05/01/2018

Distance from Property: 558m



This report has been compiled on 16/04/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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
Including suburb and
postcode

43 SOLENT CRESCENT, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Price Range:

\$660,000 to \$726,000

Median sale price

Median price

\$723,500

House

X

Unit

Suburb

TAYLORS LAKES

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
9 ANGOURIE CRES, TAYLORS LAKES, VIC 3038	*\$700,000	07/04/2018
65 PRINCE ALBERT CRES, TAYLORS LAKES, VIC 3038	*\$690,000	07/02/2018
1 AUSTRALIA DR, TAYLORS LAKES, VIC 3038	\$715,000	05/01/2018