

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 BRUXNER WAY, TAYLORS LAKES, VIC  3  2  2

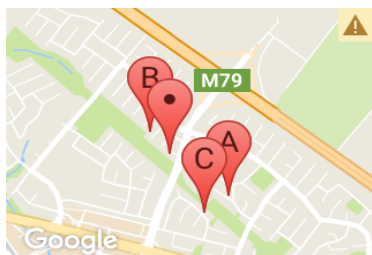
Indicative Selling Price

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

Price Range: \$590,000 to \$649,000

Provided by: Michael Cahill, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$655,250

01 July 2016 to 30 June 2017

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.



15 CLEMATIS DR, TAYLORS LAKES, VIC 3038

 3  2  2

Sale Price

\$630,000

Sale Date: 02/05/2017

Distance from Property: 489m



15 WARREGO PL, TAYLORS LAKES, VIC 3038

 3  2  2

Sale Price

\$636,000

Sale Date: 29/03/2017

Distance from Property: 201m



14 HONEYEATER CRES, TAYLORS LAKES, VIC

 4  2  2

Sale Price

\$602,500

Sale Date: 08/04/2017

Distance from Property: 480m



This report has been compiled on 25/07/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - 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

13 BRUXNER WAY, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Price Range:

\$590,000 to \$649,000

Median sale price

Median price

\$655,250

House

X

Unit

Suburb

TAYLORS LAKES

Period

01 July 2016 to 30 June 2017

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
15 CLEMATIS DR, TAYLORS LAKES, VIC 3038	\$630,000	02/05/2017
15 WARREGO PL, TAYLORS LAKES, VIC 3038	\$636,000	29/03/2017
14 HONEYEATER CRES, TAYLORS LAKES, VIC 3038	\$602,500	08/04/2017