

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 ENSIGN GROVE, TAYLORS LAKES, VIC

 3  2  2

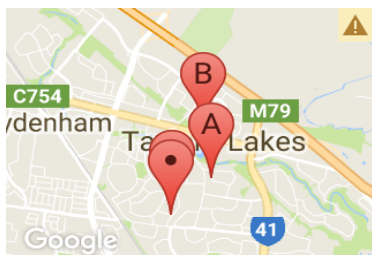
Indicative Selling Price

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

Price Range: \$630,000 to \$685,000

Provided by: Michael Cahill, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$705,000

01 January 2017 to 31 December 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.



27 GRIMES AVE, TAYLORS LAKES, VIC 3038

 4  2  3

Sale Price

***\$652,000**

Sale Date: 11/11/2017

Distance from Property: 754m



26 TRURO CRES, KEILOR LODGE, VIC 3038

 3  2  2

Sale Price

***\$653,000**

Sale Date: 14/02/2018

Distance from Property: 1.3km



10 CONDOR PL, TAYLORS LAKES, VIC 3038

 3  2  2

Sale Price

***\$682,000**

Sale Date: 11/11/2017

Distance from Property: 131m



This report has been compiled on 22/02/2018 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

1 ENSIGN GROVE, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Price Range:

\$630,000 to \$685,000

Median sale price

Median price

\$705,000

House

X

Unit

Suburb

TAYLORS LAKES

Period

01 January 2017 to 31 December 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
27 GRIMES AVE, TAYLORS LAKES, VIC 3038	*\$652,000	11/11/2017
26 TRURO CRES, KEILOR LODGE, VIC 3038	*\$653,000	14/02/2018
10 CONDOR PL, TAYLORS LAKES, VIC 3038	*\$682,000	11/11/2017