

STATEMENT OF INFORMATION

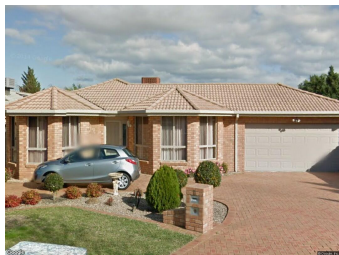
11 LEICHARDT CLOSE, TAYLORS LAKES, VIC 3038

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 LEICHARDT CLOSE, TAYLORS LAKES,  3  2  2

Indicative Selling Price

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

Price Range: **\$690,000 to \$740,000**

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$680,000

01 October 2016 to 30 September 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

 3  2  2

Sale Price

\$630,000

Sale Date: 02/05/2017

Distance from Property: 514m



6 BLAXLAND PL, TAYLORS LAKES, VIC

 3  2  2

Sale Price

\$838,000

Sale Date: 08/04/2017

Distance from Property: 220m



7 NEWELL CL, TAYLORS LAKES, VIC 3038

 4  2  2

Sale Price

***\$900,000**

Sale Date: 19/09/2017

Distance from Property: 210m



This report has been compiled on 11/10/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



87 NORDIC AVE, TAYLORS LAKES, VIC

 4  4  2

Sale Price

\$1,670,000

Sale Date: 26/04/2017

Distance from Property: 361m



2 CLIFTON CRT, TAYLORS LAKES, VIC

 5  2  2

Sale Price

\$780,000

Sale Date: 17/06/2017

Distance from Property: 509m



3 ROPER CRT, TAYLORS LAKES, VIC 3038

 5  2  2

Sale Price

***\$805,000**

Sale Date: 03/06/2017

Distance from Property: 370m



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

11 LEICHARDT CLOSE, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Price Range:

\$690,000 to \$740,000

Median sale price

Median price

\$680,000

House

X

Unit


Suburb

TAYLORS LAKES

Period

01 October 2016 to 30 September 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 |
| 6 BLAXLAND PL, TAYLORS LAKES, VIC 3038 | \$838,000 | 08/04/2017 |
| 7 NEWELL CL, TAYLORS LAKES, VIC 3038 | *\$900,000 | 19/09/2017 |
| 87 NORDIC AVE, TAYLORS LAKES, VIC 3038 | \$1,670,000 | 26/04/2017 |

| | | |
|--|------------|------------|
| 2 CLIFTON CRT, TAYLORS LAKES, VIC 3038 | \$780,000 | 17/06/2017 |
| 3 ROPER CRT, TAYLORS LAKES, VIC 3038 | *\$805,000 | 03/06/2017 |