

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



68 LADY NELSON WAY, TAYLORS LAKES,  3  2  2

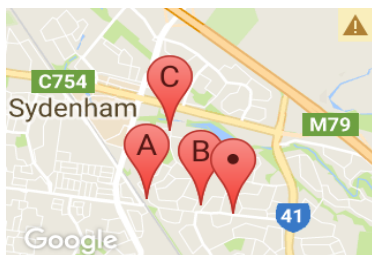
Indicative Selling Price

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

Price Range: \$650,000 to \$715,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$660,000

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.



185 LADY NELSON WAY, TAYLORS LAKES, VIC  3  2  2

Sale Price

***\$702,000**

Sale Date: 10/07/2017

Distance from Property: 1.1km



30 BARBARY CRES, TAYLORS LAKES, VIC 3038  3  2  2

Sale Price

***\$695,000**

Sale Date: 24/06/2017

Distance from Property: 427m



127 PARMELIA DR, TAYLORS LAKES, VIC 3038  3  2  2

Sale Price

\$670,000

Sale Date: 25/03/2017

Distance from Property: 1.4km



This report has been compiled on 31/07/2017 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

68 LADY NELSON WAY, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Price Range:

\$650,000 to \$715,000

Median sale price

Median price

\$660,000

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
185 LADY NELSON WAY, TAYLORS LAKES, VIC 3038	*\$702,000	10/07/2017
30 BARBARY CRES, TAYLORS LAKES, VIC 3038	*\$695,000	24/06/2017
127 PARMELIA DR, TAYLORS LAKES, VIC 3038	\$670,000	25/03/2017