



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 35 Pindari Avenue, Taylors Lakes Vic 3038

Indicative selling price

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

Single price \$679,000

Median sale price

Median price \$785,000 House X Unit Suburb Taylors Lakes
Period - From 01/04/2018 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1 46 Parmelia Dr TAYLORS LAKES 3038	\$725,000	21/04/2018
2 7 Itala Ct KEILOR DOWNS 3038	\$667,000	16/06/2018
3 11 Apollo Rd TAYLORS LAKES 3038	\$660,000	17/04/2018

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~