

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 26 Cambridge Crescent, Taylors Lakes, VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$925,000 & \$990,000

### Median sale price

Median price \$895,000 Property Type House Suburb Taylors Lakes (3038)  
Period - From 28/04/2021 to 28/04/2022 Source Core Logic RP Data

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
19 BRUXNER WAY, TAYLORS LAKES VIC 3038	\$835,000	30/04/2022
10 ALBANY COURT, TAYLORS LAKES VIC 3038	\$910,000	24/04/2022
13 ORION CLOSE, TAYLORS LAKES VIC 3038	\$994,100	20/03/2022

This Statement of Information was prepared on: 04/05/2022