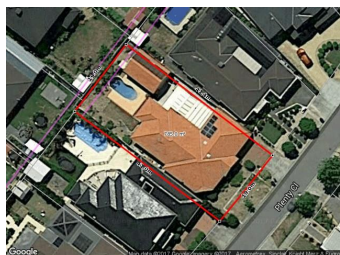


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 PLENTY CLOSE, TAYLORS LAKES, VIC



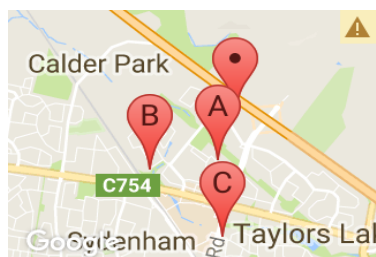
Indicative Selling Price

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

Price Range: \$690,000 to \$749,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$659,000

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.



28 MURCHISON AVE, TAYLORS LAKES, VIC



Sale Price

***\$725,000**

Sale Date: 07/07/2017

Distance from Property: 718m



2 GLOVER CRT, TAYLORS LAKES, VIC 3038



Sale Price

***\$716,000**

Sale Date: 24/06/2017

Distance from Property: 1.4km



26 ANDREA CRT, TAYLORS LAKES, VIC 3038



Sale Price

***\$745,000**

Sale Date: 10/05/2017

Distance from Property: 1.8km



This report has been compiled on 31/08/2017 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

9 PLENTY 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 \$749,000

Median sale price

Median price\$659,000

HouseX

Unit

SuburbTAYLORS LAKES

Period01 July 2016 to 30 June 2017

Sourcepricefinder

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
28 MURCHISON AVE, TAYLORS LAKES, VIC 3038	*\$725,000	07/07/2017
2 GLOVER CRT, TAYLORS LAKES, VIC 3038	*\$716,000	24/06/2017
26 ANDREA CRT, TAYLORS LAKES, VIC 3038	*\$745,000	10/05/2017