



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 19 Cambridge Crescent, TAYLORS LAKES 3038

#### Indicative selling price

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

**Range \$655,000 - \$720,000**

#### Median sale price

Median **House** for **TAYLORS LAKES** for period **Sep 2019 - Mar 2019**

Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$747,625**

#### 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 the most comparable to the property for sale.

**6 Perceval Crescent,**  
Taylors Lakes 3038

**Price \$630,000** Sold 06  
March 2019

**25 Reed Crescent,**  
Taylors Lakes 3038

**Price \$740,000** Sold 08  
September 2018

**3 Bruce Way,**  
Taylors Lakes 3038

**Price \$730,000** Sold 18  
September 2018

This Statement of Information was prepared on 16th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).

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#### Contact agents



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