



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

7 Wakelin Crescent Taylors Lakes VIC 3038

5 3 2

Indicative Selling Price

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

Range between \$750,000 & \$825,000

Median Sale Price

\$650,250 Houses in Taylors lakes between Sep 2016 - Aug 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



37 Perceval Crescent Taylors Lakes VIC 3038 Sold Price **\$745,000** Sold Date **05-Jul-17**

4 3 2

Distance **0.55km**



10 Ohara Court Taylors Lakes VIC 3038 Sold Price **\$815,000** Sold Date **15-Feb-17**

4 2 2

Distance **0.74km**



25 Perceval Crescent Taylors Lakes VIC 3038 Sold Price **\$865,000** Sold Date **09-Feb-17**

4 3 2

Distance **0.41km**

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