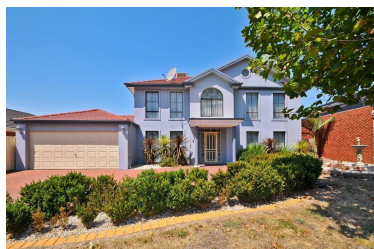


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 SALVANA COURT, TAYLORS LAKES,

 4  3  2

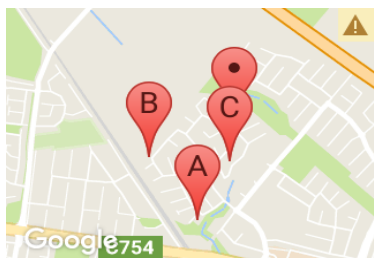
Indicative Selling Price

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

Price Range: \$700,000 to \$770,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$656,500

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.



2 GLOVER CRT, TAYLORS LAKES, VIC 3038

 4  2  2

Sale Price

***\$716,000**

Sale Date: 24/06/2017

Distance from Property: 745m



37 PERCEVAL CRES, TAYLORS LAKES, VIC 3038

 4  3  2

Sale Price

***\$759,000**

Sale Date: 29/04/2017

Distance from Property: 613m



18 WHITELEY PDE, TAYLORS LAKES, VIC 3038

 3  3  2

Sale Price

\$715,000

Sale Date: 17/06/2017

Distance from Property: 279m



This report has been compiled on 25/08/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

21 SALVANA COURT, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Price Range:

\$700,000 to \$770,000

Median sale price

Median price

\$656,500

House

X

Unit

Suburb

TAYLORS LAKES

Period

01 July 2016 to 30 June 2017

Source



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
2 GLOVER CRT, TAYLORS LAKES, VIC 3038	*\$716,000	24/06/2017
37 PERCEVAL CRES, TAYLORS LAKES, VIC 3038	*\$759,000	29/04/2017
18 WHITELEY PDE, TAYLORS LAKES, VIC 3038	\$715,000	17/06/2017