

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Muirs Court, Taylors Lakes Vic 3038

Indicative selling price

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

Range between \$780,000

&

\$858,000

Median sale price

Median price \$753,000

House

X

Unit

Suburb Taylors Lakes

Period - From 01/10/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	18 Reed Cr TAYLORS LAKES 3038	\$816,000	17/02/2018
2	14 Herman Ct TAYLORS LAKES 3038	\$806,000	02/12/2017
3	119 Chichester Dr TAYLORS LAKES 3038	\$800,000	16/12/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

3 Muirs Court, Taylors Lakes Vic 3038

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Indicative Selling Price

\$780,000 - \$858,000

Median House Price

December quarter 2017: \$753,000



 3-4  2  2-4

Rooms:

Property Type: House

Land Size: Approx. 801 sqm
approx

Agent Comments

Comparable Properties



18 Reed Cr TAYLORS LAKES 3038 (REI)

Agent Comments

 3  2  2

Price: \$816,000

Method: Auction Sale

Date: 17/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx



14 Herman CI TAYLORS LAKES 3038 (REI)

Agent Comments

 4  2  2

Price: \$806,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 1000 sqm approx



119 Chichester Dr TAYLORS LAKES 3038 (REI) **Agent Comments**

 4  2  2

Price: \$800,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 725 sqm approx