

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 KOHURAU COURT, TAYLORS LAKES,

 3  2  2

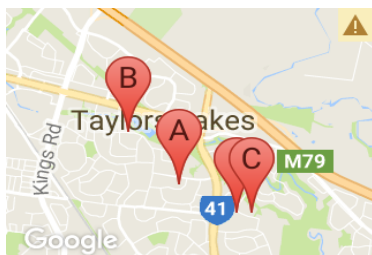
Indicative Selling Price

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

Price Range: \$610,000 to \$671,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$709,000

01 January 2017 to 31 December 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.



8 BELAIR CRT, TAYLORS LAKES, VIC 3038

 3  2  2

Sale Price

***\$670,000**

Sale Date: 10/02/2018

Distance from Property: 855m



104 CHICHESTER DR, TAYLORS LAKES,

 3  1  2

Sale Price

\$650,000

Sale Date: 09/09/2017

Distance from Property: 1.8km



6 ROTOROA CRT, TAYLORS LAKES, VIC

 4  2  2

Sale Price

***\$690,000**

Sale Date: 11/02/2018

Distance from Property: 202m



This report has been compiled on 29/03/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - 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

1 KOHURAU COURT, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Price Range:

\$610,000 to \$671,000

Median sale price

Median price

\$709,000

House

X

Unit

Suburb

TAYLORS LAKES

Period

01 January 2017 to 31 December 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
8 BELAIR CRT, TAYLORS LAKES, VIC 3038	*\$670,000	10/02/2018
104 CHICHESTER DR, TAYLORS LAKES, VIC 3038	\$650,000	09/09/2017
6 ROTOROA CRT, TAYLORS LAKES, VIC 3038	*\$690,000	11/02/2018