

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 BELAIR COURT, TAYLORS LAKES, VIC**

 4  2  2

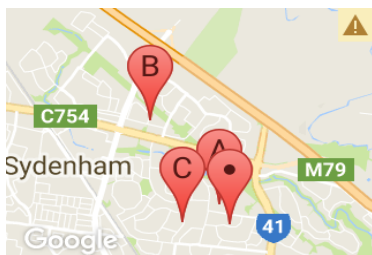
### Indicative Selling Price

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

Single Price: **\$740,000**

Provided by: Vikas Kumar, Barry Plant Caroline Springs

## MEDIAN SALE PRICE



**TAYLORS LAKES, VIC, 3038**

Suburb Median Sale Price (House)

**\$685,000**

01 October 2016 to 30 September 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.



**9 AKMA CRT, TAYLORS LAKES, VIC 3038**

 3  2  2

### Sale Price

**\*\$746,000**

Sale Date: 14/10/2017

Distance from Property: 311m



**2 HONEYEATER CRES, TAYLORS LAKES, VIC**

 3  2  2

### Sale Price

**\*\$746,000**

Sale Date: 23/09/2017

Distance from Property: 1.8km



**15 LIONHEART AVE, TAYLORS LAKES, VIC**

 4  2  1

### Sale Price

**\$725,000**

Sale Date: 28/07/2017

Distance from Property: 623m



This report has been compiled on 21/12/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

3 BELAIR COURT, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Single Price:

\$740,000

Median sale price

Median price

\$685,000

House

X

Unit


Suburb

TAYLORS LAKES

Period

01 October 2016 to 30 September 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
9 AKMA CRT, TAYLORS LAKES, VIC 3038	*\$746,000	14/10/2017
2 HONEYEATER CRES, TAYLORS LAKES, VIC 3038	*\$746,000	23/09/2017
15 LIONHEART AVE, TAYLORS LAKES, VIC 3038	\$725,000	28/07/2017