

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 COWES PLACE, TAYLORS LAKES, VIC

 4  3  2

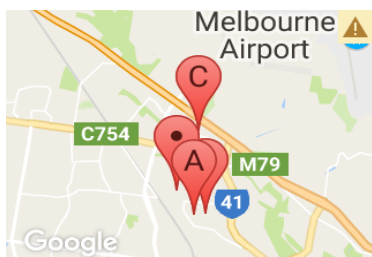
Indicative Selling Price

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

\$770,000 to \$847,000

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

SUBURB MEDIAN



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$637,500

01 April 2016 to 31 March 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.



5 KARU CRT, KEILOR DOWNS, VIC 3038

 4  2  2

Sale Price

***\$771,000**

Sale Date: 20/05/2017

Distance from Property: 822m



92 WILLYS AVE, KEILOR DOWNS, VIC 3038

 5  3  2

Sale Price

***\$840,000**

Sale Date: 07/04/2017

Distance from Property: 997m



3 ROPER CRT, TAYLORS LAKES, VIC 3038

 5  2  2

Sale Price

***\$805,000**

Sale Date: 03/06/2017

Distance from Property: 1.8km



This report has been compiled on 09/06/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - 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 COWES PLACE, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Single Price / Range

\$770,000 to \$847,000

Median sale price

Median price

\$637,500

House

X

Unit


Suburb

TAYLORS LAKES

Period

01 April 2016 to 31 March 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
5 KARU CRT, KEILOR DOWNS, VIC 3038	*\$771,000	20/05/2017
92 WILLYS AVE, KEILOR DOWNS, VIC 3038	*\$840,000	07/04/2017
3 ROPER CRT, TAYLORS LAKES, VIC 3038	*\$805,000	03/06/2017