

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 11 Pacific Place, Taylors Lakes 3038

Indicative selling price

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

range between \$650,000 & \$715,000

Median sale price

Median price \$635,000 *House *Unit Suburb Taylors Lakes
Period - From January 2017 to Source RP Data

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
1 – 12 Tasman Cres, Taylors Lakes	\$662,000	17/11/2016
2 – 6 Lindsay Ct, Taylors Lakes	\$709,000	3/4/2017
3 - 23 Whiteley Pde, Taylors Lakes	\$708,000	15/11/2017

Property data source: RP Data Generated on 4th of May 2017.

Additional information about comparable sales.



12 Tasman Cres, Taylors Lakes

4 BED 2 BATH 2 CAR

METHOD Auction
TYPE House
LAND 666m2



6 Lindsay Ct, Taylors Lakes

3 BED 2 BATH 2 CAR

METHOD Auction
TYPE House
LAND 811m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au) Generated on 30 April 2017



23 Whiteley Pde, Taylors Lakes

3 BED 2 BATH 2 CAR

METHOD Auction
TYPE House
LAND 711m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 30 April 2017