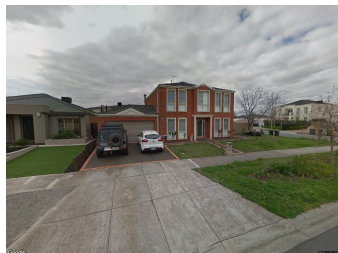


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 CAMBRIDGE CRESCENT, TAYLORS

 4  2  2

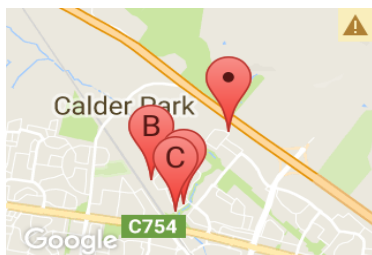
Indicative Selling Price

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

Price Range: **\$700,000 to \$770,000**

Provided by: Justin Soleimani , Barry Plant Taylors Lakes

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.



7 WAKELIN CRES, TAYLORS LAKES, VIC 3038

 5  3  2

Sale Price

***\$760,000**

Sale Date: 21/10/2017

Distance from Property: 1.2km



37 PERCEVAL CRES, TAYLORS LAKES, VIC 3038

 4  3  2

Sale Price

\$745,000

Sale Date: 10/05/2017

Distance from Property: 1.2km



2 GLOVER CRT, TAYLORS LAKES, VIC 3038

 4  2  2

Sale Price

\$716,000

Sale Date: 24/06/2017

Distance from Property: 1.3km



This report has been compiled on 13/11/2017 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

63 CAMBRIDGE CRESCENT, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Price Range:

\$700,000 to \$770,000

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
7 WAKELIN CRES, TAYLORS LAKES, VIC 3038	*\$760,000	21/10/2017
37 PERCEVAL CRES, TAYLORS LAKES, VIC 3038	\$745,000	10/05/2017
2 GLOVER CRT, TAYLORS LAKES, VIC 3038	\$716,000	24/06/2017