

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 69 TASMAN CRESCENT, TAYLORS

 5  2  2

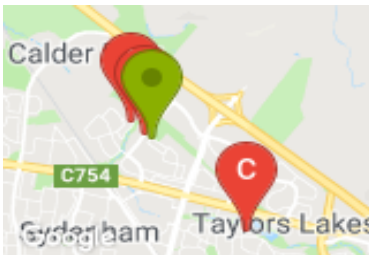
#### Indicative Selling Price

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

Price Range: **\$900,000 to \$990,000**

Provided by: Vikas Kumar, Barry Plant Caroline Springs

## MEDIAN SALE PRICE



### TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

**\$735,000**

01 July 2017 to 30 June 2018

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.



### 34 WHITELEY PDE, TAYLORS LAKES, VIC 3038

 4  2  3

Sale Price

**\*\$940,000**

Sale Date: 21/04/2018

Distance from Property: 359m



### 38 ROBERTSONS RD, TAYLORS LAKES, VIC

 4  2  3

Sale Price

**\$955,000**

Sale Date: 24/03/2018

Distance from Property: 95m



### 6 LASER CRT, TAYLORS LAKES, VIC 3038

 4  3  2

Sale Price

**\$910,000**

Sale Date: 15/01/2018

Distance from Property: 1.8km



This report has been compiled on 04/07/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - [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

69 TASMAN CRESCENT, TAYLORS LAKES, VIC

Indicative selling price

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

Price Range:

\$900,000 to \$990,000

Median sale price

Median price

\$735,000

House

X

Unit

Suburb

TAYLORS LAKES

Period

01 July 2017 to 30 June 2018

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 |
|-------------------------------------------|------------|--------------|
| 34 WHITELEY PDE, TAYLORS LAKES, VIC 3038  | *\$940,000 | 21/04/2018   |
| 38 ROBERTSONS RD, TAYLORS LAKES, VIC 3038 | \$955,000  | 24/03/2018   |
| 6 LASER CRT, TAYLORS LAKES, VIC 3038      | \$910,000  | 15/01/2018   |