STATEMENT OF INFORMATION

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Bellsrealestate.com.au

Tony Parissis

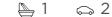
M 0418 325 610 E tonyp@bellsrealestate.com.au Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

12 Wanaka Drive Taylors Lakes VIC 3038

= 3





Indicative Selling Price

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

Range between \$599,000 & \$639,000

Median Sale Price

\$736,000 Houses in Taylors lakes between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 Kohurau Court Taylors Lakes VIC Sold Price 3038

\$621,000

Sold Date 01-Sep-18

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Distance

0.19km



5 Angourie Crescent Taylors Lakes Sold Price **VIC 3038**

\$620,000

Sold Date 29-Aug-18

= 3

₾ 2 \triangle 2 Distance

0.52km



24 Darracq Drive Keilor Downs VIC Sold Price 3038

\$620,000

Sold Date 12-Nov-18

= 3

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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