



STATEMENT OF INFORMATION

Prepared on 20 July 2017

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House Offered for Sale

45 Wakelin Crescent Taylors Lakes VIC 3038

4 2 0

Indicative Selling Price

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

Range between \$800,000 & \$880,000

Median Sale Price

\$650,000 Houses in Taylors Lakes between Jul 2016 - Jun 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



40 Rutherglen Way Taylors Lakes VIC 3038

4 2 2

Sold Price **\$885,000** Sold Date **02-Mar-17**

Distance **3.76km**



6 Blaxland Place Taylors Lakes VIC 3038

4 2 2

Sold Price **\$838,000** Sold Date **10-Apr-17**

Distance **2.18km**



22 Landsborough Avenue Taylors Lakes VIC 3038

4 2 2

Sold Price **\$810,000** Sold Date **26-Jun-17**

Distance **0.67km**

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