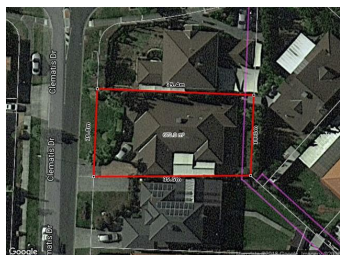


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 CLEMATIS DRIVE, TAYLORS LAKES,

 4  2  2

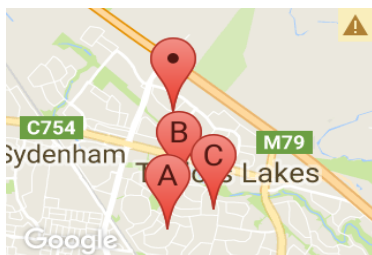
Indicative Selling Price

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

Single Price: \$800,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$727,000

01 April 2017 to 31 March 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.



14 BOBBORA CRT, TAYLORS LAKES, VIC 3038

 4  2  2

Sale Price

\$806,000

Sale Date: 17/02/2018

Distance from Property: 1.7km



119 CHICHESTER DR, TAYLORS LAKES, VIC

 4  2  2

Sale Price

\$800,000

Sale Date: 16/12/2017

Distance from Property: 1.1km



3 LAVEROCK CRT, TAYLORS LAKES, VIC 3038

 3  2  2

Sale Price

***\$806,000**

Sale Date: 24/03/2018

Distance from Property: 1.5km



This report has been compiled on 21/05/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - 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

20 CLEMATIS DRIVE, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Single Price:

\$800,000

Median sale price

Median price

\$727,000

House

X

Unit

Suburb

TAYLORS LAKES

Period

01 April 2017 to 31 March 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
14 BOBBORA CRT, TAYLORS LAKES, VIC 3038	\$806,000	17/02/2018
119 CHICHESTER DR, TAYLORS LAKES, VIC 3038	\$800,000	16/12/2017
3 LAVEROCK CRT, TAYLORS LAKES, VIC 3038	*\$806,000	24/03/2018