

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 1 WYPERFELD AVENUE, TAYLORS

 3  2  11

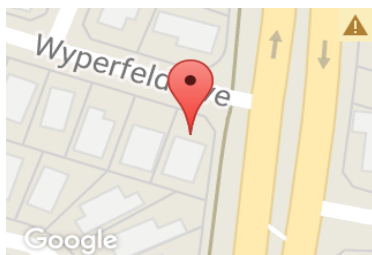
#### Indicative Selling Price

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

Single Price: **\$950,000**

Provided by: Michael Costa, 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:  pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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<br>Including suburb and<br>postcode | 1 WYPERFELD AVENUE, TAYLORS LAKES, VIC 3038 |
|---------------------------------------------|---------------------------------------------|

Indicative selling price

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

|               |           |
|---------------|-----------|
| Single Price: | \$950,000 |
|---------------|-----------|

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

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.