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### HOUSE Offered for Sale

34 Angourie Crescent Taylors Lakes VIC 3038

5 2 3

### Indicative Selling Price

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

Range between \$690,000 & \$735,000

### Median Sale Price

\$710,000 Houses in Taylors lakes between Apr 2017 - Mar 2018

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.



**20 Sherbrooke Crescent Taylors Lakes VIC 3038**

5 2 2

Sold Price **\$739,000** Sold Date **23-Nov-17**

Distance **0.24km**



**8 Belair Court Taylors Lakes VIC 3038**

3 2 2

Sold Price **\$670,000** Sold Date **10-Feb-18**

Distance **0.31km**



**9 Angourie Crescent Taylors Lakes VIC 3038**

4 2 2

Sold Price **\$700,000** Sold Date **07-Apr-18**

Distance **0.39km**

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