



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 39 Lucas Tce, TAYLORS HILL 3037

House



4 beds



2 baths



4 parking

### Indicative selling price

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

## Range \$920,000 - \$950,000

### Median sale price

Median **House** for **TAYLORS HILL** for period **Dec 2017 - Feb 2018**  
Sourced from **Pricefinder**.

## \$665,000

### 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 the most comparable to the property for sale.

<b>5 LUCAS TCE,</b> TAYLORS HILL 3037	Price <b>\$835,000</b> Sold 10 January 2018
<b>4 DRUMMOYNE TCE,</b> TAYLORS HILL 3037	Price <b>\$785,000</b> Sold 20 November 2017
<b>13 GLENELG BVD,</b> TAYLORS HILL 3037	Price <b>\$855,000</b> Sold 13 September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### The Sarain

14/242-244 caroline springs Blvd,  
caroline springs VIC 3023

### Contact agents



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