

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 ALBANY COURT, TAYLORS LAKES, VIC  4  2  4

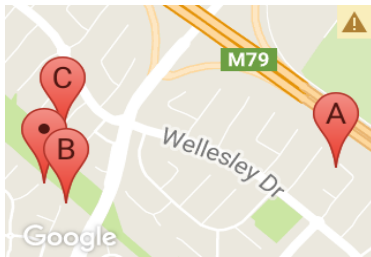
Indicative Selling Price

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

Price Range: 720,000 to 790,000

Provided by: Michael Cahill, Barry Plant Caroline Springs

MEDIAN SALE PRICE



TAYLORS LAKES, VIC, 3038

Suburb Median Sale Price (House)

\$705,000

01 January 2017 to 31 December 2017

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.



11 LEICHARDT CL, TAYLORS LAKES, VIC 3038  3  2  2

Sale Price

\$735,000

Sale Date: 18/11/2017

Distance from Property: 956m 



18 BURNETT CL, TAYLORS LAKES, VIC 3038  4  2  2

Sale Price

\$780,000

Sale Date: 14/10/2017

Distance from Property: 103m 



10 WARREGO PL, TAYLORS LAKES, VIC 3038  4  2  2

Sale Price

***\$790,000**

Sale Date: 08/02/2018

Distance from Property: 191m 

This report has been compiled on 27/02/2018 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

12 ALBANY COURT, TAYLORS LAKES, VIC 3038

Indicative selling price

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

Price Range: 720,000 to 790,000

Median sale price

Median price

\$705,000

House

Unit

Suburb

TAYLORS LAKES

Period

01 January 2017 to 31 December 2017

Source

pricfinder

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
11 LEICHARDT CL, TAYLORS LAKES, VIC 3038	\$735,000	18/11/2017
18 BURNETT CL, TAYLORS LAKES, VIC 3038	\$780,000	14/10/2017
10 WARREGO PL, TAYLORS LAKES, VIC 3038	*\$790,000	08/02/2018