

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Murchison Avenue, Taylors Lakes Vic 3038

Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price \$718,500

House

X

Unit

Suburb

Taylors Lakes

Period - From 01/07/2017

to 30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	60 Salamander Dr TAYLORS LAKES 3038	\$1,100,000	06/10/2017
2	6 Robertsons Rd TAYLORS LAKES 3038	\$1,270,000	22/09/2017
3	7 Hanson Ct TAYLORS LAKES 3038	\$1,270,000	14/07/2017

OR

B* 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.



Rooms:
Property Type: Land
Land Size: 814 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000
Median House Price
September quarter 2017: \$718,500

Comparable Properties



60 Salamander Dr TAYLORS LAKES 3038 (REI) Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 06/10/2017
Rooms: 8
Property Type: House (Res)
Land Size: 1231 sqm approx



6 Robertsons Rd TAYLORS LAKES 3038 (REI) Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 22/09/2017
Rooms: 6
Property Type: House (Res)



7 Hanson Ct TAYLORS LAKES 3038 (REI/VG) Agent Comments



Price: \$1,270,000
Method: Private Sale
Date: 14/07/2017
Rooms: 8
Property Type: House (Res)
Land Size: 771 sqm approx