



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2 Lyell Place, TAYLORS LAKES 3038

### Indicative selling price

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

**Range \$730,000 - \$750,000**

### Median sale price

Median **House** for **TAYLORS LAKES** for period **Jan 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$772,000**

### 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.

**43 Solent Crescent,**  
Taylors lakes 3038

**Price \$748,000** Sold 19 May  
2018

**29 Lionheart Avenue,**  
Taylors lakes 3038

**Price \$750,000** Sold 09  
January 2018

**10 Albany Court,**  
Taylors lakes 3038

**Price \$700,000** Sold 10  
April 2018

### 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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