Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 Herman Close Taylors Lakes, 3038

Indicative selling price

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

Range between	$730,000 & $780,000

Median sale price

Median price	$925,000	Property Type	HOUSE	Suburb	TAYLORS LAKES
Period - From	01-Sep-2022	to	15-Feb-2023	Source	Pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	12 Oates Court, Taylors Lakes VIC 3038	$870,000	11-Feb-2023
2	8 Wimmera Crescent, Keilor Downs VIC 3038	$680,000	25-Feb-2023
3	26 Argyll Street, Sydenham VIC 3038	$745,000	22-Feb-2023

This statement of information was prepared on 03-Mar-2023 at 11:08:47 AM EST