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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

28 Panamuna Avenue Taylors Lakes VIC 3038

4 2 2

### Indicative Selling Price

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

Range between \$600,000 & \$660,000




### Median Sale Price

\$750,000 Houses in Taylors lakes between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>22 Nerida Court Taylors Lakes VIC 3038</b>	Sold Price	<b>\$640,000</b>	Sold Date	<b>22-Feb-19</b>
	3  2  2			Distance	<b>0.89km</b>
	<b>72 Lady Nelson Way Taylors Lakes VIC 3038</b>	Sold Price	<b>\$660,000</b>	Sold Date	<b>27-Feb-19</b>
	4  2  2			Distance	<b>0.94km</b>
	<b>1 Angourie Crescent Taylors Lakes VIC 3038</b>	Sold Price <sup>RS</sup>	<b>\$650,000</b>	Sold Date	<b>30-Mar-19</b>
	3  2  2			Distance	<b>0.96km</b>

RS = Recent sale      UN = Undisclosed Sale

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