

# 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 5 Cambridge Crescent, Taylors Lakes, VIC 3038

### Indicative selling price

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

Price Range

\$800,000

&

\$860,000

### Median sale price

Median price

\$747,250

Property Type

House

Suburb

Taylors Lakes (3038)

Period - From

01/02/2019

to

31/01/2020

Source

Corelogic

### Comparable property sales

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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
10 WINKLER DRIVE, TAYLORS LAKES VIC 3038	\$815,000	06/02/2020
16 MITCHELL COURT, TAYLORS LAKES VIC 3038	\$745,000	10/03/2020
3 PLENTY CLOSE, TAYLORS LAKES VIC 3038	\$820,000	19/12/2019

This Statement of Information was prepared on: 16/04/2020