

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

24A Towers Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$567,300

House

Unit

X

Suburb

Lilydale

Period - From 01/10/2017

to

31/12/2017

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	7a Rose Ct LILYDALE 3140	\$650,000	24/01/2018
2	1/13 Slevin St LILYDALE 3140	\$610,000	09/10/2017
3	3/13 Gladstone St LILYDALE 3140	\$605,000	06/02/2018

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.

 3  3  2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
December quarter 2017: \$567,300

Comparable Properties



7a Rose Ct LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$650,000
Method: Sold Before Auction
Date: 24/01/2018
Rooms: 6
Property Type: House (Res)
Land Size: 471 sqm approx



1/13 Slevin St LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

Price: \$610,000
Method: Private Sale
Date: 09/10/2017
Rooms: 4
Property Type: Unit
Land Size: 389 sqm approx



3/13 Gladstone St LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$605,000
Method: Private Sale
Date: 06/02/2018
Rooms: 6
Property Type: Unit