



STATEMENT OF INFORMATION

Prepared on 02 May 2017

House Offered for Sale

18 Olinda Park Rise, Lilydale Vic 3140



Indicative Selling Price

\$1,012,000—\$1,113,000

Median Sale Price of Houses in Lilydale Between Feb 2016—Jan 2017

\$650,000

Comparable Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property



5 Cypress Crt, Chirnside Park



Sold Price \$1,000,000

Sold Date 4th March 2017



21 Charles Road, Lilydale



Sold Price \$1,307,000

Sold Date 7th Feb 2017



80 Mangans Road, Lilydale



Sold Price \$936,444

Sold Date 27th Jan 2017

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