

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

10 Nicholson Lane, Lilydale Vic 3140

Indicative selling price

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

Single Price

\$579,950

Median sale price

Median price

\$690,000

House

X

Unit

Suburb

Lilydale

Period - From

01/04/2019

to

30/06/2019

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	18 Balcombe Av MOOROOLBARK 3138	\$610,000	01/07/2019
2	113 Manchester Rd MOOROOLBARK 3138	\$570,006	06/05/2019
3	14 Maroondah Hwy LILYDALE 3140	\$570,000	30/04/2019

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  1  1

Rooms:
Property Type: House
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
\$579,950

Median House Price
June quarter 2019: \$690,000

Comparable Properties



18 Balcombe Av MOOROOLBARK 3138 (REI) **Agent Comments**

 3  1  1

Price: \$610,000
Method: Private Sale
Date: 01/07/2019
Rooms: 4
Property Type: House
Land Size: 549 sqm approx



113 Manchester Rd MOOROOLBARK 3138 (REI/VG) **Agent Comments**

 3  1  2

Price: \$570,006
Method: Private Sale
Date: 06/05/2019
Rooms: -
Property Type: House
Land Size: 420 sqm approx



14 Maroondah Hwy LILYDALE 3140 (REI/VG) **Agent Comments**

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Price: \$570,000
Method: Private Sale
Date: 30/04/2019
Rooms: -
Property Type: House
Land Size: 536 sqm approx