

Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for s	saie
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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	Hou	ıse 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.

Ad	dress 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

**R**\* 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.

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**Indicative Selling Price** \$579,950 **Median House Price** June quarter 2019: \$690,000



Rooms:

Property Type: House Land Size: 552 sqm approx

Agent Comments

# **Comparable Properties**



18 Balcombe Av MOOROOLBARK 3138 (REI)

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)





Price: \$570,006 Method: Private Sale Date: 06/05/2019

Rooms: -

Property Type: House Land Size: 420 sqm approx











Price: \$570,000 **Method:** Private Sale Date: 30/04/2019

Rooms: -

Property Type: House Land Size: 536 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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