

Date: 10/12/18
Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 18 Poyner Avenue, Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$630,000 & \$685,000

Median sale price

(*Delete house or unit as applicable)

Median price \$730,000 *House ☒ *Unit ☐ Suburb Lilydale
Period – From 01 Oct 2017 to 30 Sep 2018 Source CoreLogic

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 – 42 Morokai Grove, Lilydale VIC 3140	\$733,000	15/6/18
2 – 104 Cave Hill Road, Lilydale VIC 3140	\$711,000	3/5/18
3 – 29 Trafalgar Crescent, Lilydale VIC 3140	\$710,000	24/7/18

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.