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Section 47AF of the Estate Agents Act 1980

## OTHER Offered for Sale

118A Victoria Road Lilydale VIC 3140

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## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$650,000













## Median Sale Price

\$685,000 Others in Lilydale between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

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

	<b>13 Conlan Way Lilydale VIC 3140</b>	Sold Price	<b>\$635,000</b>	Sold Date	<b>07-Jul-18</b>
 3	 2	 2		Distance	<b>0.24km</b>
	<b>7A Switchback Road Chirnside Park VIC 3116</b>	Sold Price	<b>\$620,025</b>	Sold Date	<b>02-May-19</b>
 3	 2	 2		Distance	<b>0.29km</b>
	<b>36 Rolling Hills Road Chirnside Park VIC 3116</b>	Sold Price	<b>\$635,000</b>	Sold Date	<b>19-Apr-18</b>
 3	 2	 2		Distance	<b>0.73km</b>

RS = Recent sale

UN = Undisclosed Sale

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