

State-ment of Information

Single residential property located in Melbourne metropolitan area



Section 47AF of the Real Estate Agents Act 1980

Property offered for Auction

Address
Including suburb and postcode **8 NEPTUNE CT, LILYDALE**

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 &

Median sale price

(*Delete house or unit as applicable)

Median Price *House *Unit Suburb
Period From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometers 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.

168 Nelson Road
Lilydale VIC 3140

10 Bligh Court
Lilydale VIC 3140

8 Britannia Way
Lilydale VIC 3140

SODL AT AUG

SOLD at JULY

SOLD at JUNE

\$670000

\$720,000

\$715000

OR

~~*B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.~~