

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

48 Winnetka Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$640,000

&

\$700,000

Median sale price

Median price \$710,000

House

X

Unit

Suburb Lilydale

Period - From 01/10/2016

to

30/09/2017

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	130 Nelson Rd LILYDALE 3140	\$690,000	30/08/2017
2	39 Winnetka Dr LILYDALE 3140	\$682,700	18/08/2017
3	16 Rimfire Ct LILYDALE 3140	\$680,000	28/06/2017

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  2  4

Rooms:
Property Type: House
Land Size: 930 sqm approx
 Agent Comments

Indicative Selling Price
 \$640,000 - \$700,000
Median House Price
 Year ending September 2017: \$710,000

Comparable Properties



130 Nelson Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$690,000
Method: Private Sale
Date: 30/08/2017
Rooms: 6
Property Type: House
Land Size: 864 sqm approx



39 Winnetka Dr LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$682,700
Method: Private Sale
Date: 18/08/2017
Rooms: 4
Property Type: House
Land Size: 869 sqm approx



16 Rimfire Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$680,000
Method: Private Sale
Date: 28/06/2017
Rooms: 5
Property Type: House
Land Size: 513 sqm approx