

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered f	or sale
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Address	48 Winnetka Drive, Lilydale Vic 3140
Including suburb and	
postcode	

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	Hou	se X	Unit		Suburb	Lilydale
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

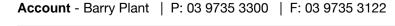
Comparable property sales (*Delete A or B below as applicable)

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

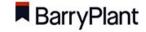
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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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)





Price: \$690,000 Method: Private Sale Date: 30/08/2017 Rooms: 6

Property Type: House Land Size: 864 sqm approx **Agent Comments**



39 Winnetka Dr LILYDALE 3140 (REI/VG)

9 3





Price: \$682.700 Method: Private Sale Date: 18/08/2017 Rooms: 4

Property Type: House Land Size: 869 sqm approx Agent Comments



16 Rimfire Ct LILYDALE 3140 (REI/VG)







Price: \$680,000 Method: Private Sale Date: 28/06/2017 Rooms: 5

Property Type: House Land Size: 513 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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