

## 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

35 David Road, Lilydale Vic 3140

#### Indicative selling price

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

Range between \$600,000

&

\$660,000

#### Median sale price

Median price \$730,000

House

X

Unit

Suburb Lilydale

Period - From 01/10/2017

to

30/09/2018

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	34 Mont Vue LILYDALE 3140	\$650,000	19/06/2018
2	53 Commercial Rd MOUNT EVELYN 3796	\$630,000	21/06/2018
3	9 Hillside Ct LILYDALE 3140	\$630,000	01/08/2018

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  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 1572 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$600,000 - \$660,000  
**Median House Price**  
 Year ending September 2018: \$730,000

## Comparable Properties



**34 Mont Vue LILYDALE 3140 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 19/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 646 sqm approx



**53 Commercial Rd MOUNT EVELYN 3796 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 21/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1155 sqm approx



**9 Hillside Ct LILYDALE 3140 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 01/08/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 879 sqm approx