

## 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

16 Valencia 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 \$590,000

&

\$640,000

#### Median sale price

Median price \$730,000

House

X

Unit

Suburb Lilydale

Period - From 01/10/2017

to

30/09/2018

Source REIV

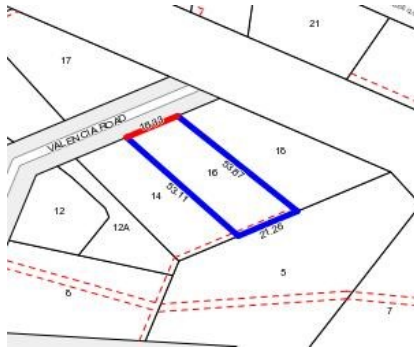
#### Comparable property sales (\*Delete A or B below as applicable)

**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	9 Hillside Ct LILYDALE 3140	\$630,000	01/08/2018
2	406 Swansea Rd LILYDALE 3140	\$608,000	03/10/2018
3	19-21 Goodall Dr LILYDALE 3140	\$605,000	21/11/2018

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1019 sqm approx

Agent Comments

**Indicative Selling Price**

\$590,000 - \$640,000

**Median House Price**

Year ending September 2018: \$730,000

## Comparable Properties



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

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 01/08/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 879 sqm approx



**406 Swansea Rd LILYDALE 3140 (VG)**

Agent Comments



**Price:** \$608,000

**Method:** Sale

**Date:** 03/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1223 sqm approx



**19-21 Goodall Dr LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$605,000

**Method:** Private Sale

**Date:** 21/11/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 1400 sqm approx