

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

10 Shane Close, Lilydale Vic 3140

Indicative selling price

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

Single price \$689,950

Median sale price

Median price \$725,500

House

X

Unit

Suburb Lilydale

Period - From 01/07/2017

to

30/06/2018

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	86 Hereford Rd MOUNT EVELYN 3796	\$677,000	17/04/2018
2	86 Hereford Rd MOUNT EVELYN 3796	\$673,700	17/04/2018
3	17 Oaks St LILYDALE 3140	\$665,000	06/04/2018

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  1

Rooms:
Property Type: House (Res)
Land Size: 858 sqm approx
Agent Comments

Indicative Selling Price
\$689,950
Median House Price
Year ending June 2018: \$725,500

Comparable Properties



86 Hereford Rd MOUNT EVELYN 3796 (VG)

Agent Comments

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Price: \$677,000
Method: Sale
Date: 17/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 965 sqm approx



86 Hereford Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 3  2  -

Price: \$673,700
Method: Private Sale
Date: 17/04/2018
Rooms: 4
Property Type: House
Land Size: 965 sqm approx



17 Oaks St LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  3

Price: \$665,000
Method: Private Sale
Date: 06/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 534 sqm approx