

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

97 Lakeview Drive, Lilydale Vic 3140

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$753,500

House

X

Unit

Suburb

Lilydale

Period - From

01/10/2017

to

31/12/2017

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	3 Bella Vista Way LILYDALE 3140	\$820,000	08/11/2017
2	53 Lakeview Dr LILYDALE 3140	\$815,000	24/11/2017
3	43 Lakeview Dr LILYDALE 3140	\$787,600	12/12/2017

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  2

Rooms:
Property Type: House
Land Size: 866 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median House Price
December quarter 2017: \$753,500

Comparable Properties



3 Bella Vista Way LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$820,000
Method: Private Sale
Date: 08/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 750 sqm approx



53 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$815,000
Method: Private Sale
Date: 24/11/2017
Rooms: 7
Property Type: House (Res)
Land Size: 886 sqm approx



43 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$787,600
Method: Private Sale
Date: 12/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 864 sqm approx