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	13a Beresford Road, Lilydale Vic 3140

Indicative selling price

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

Range between	$590,000	&	$640,000

Median sale price

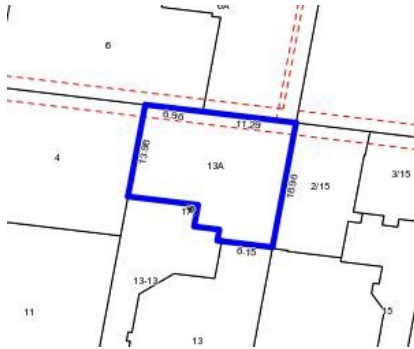| Median price	$567,300	House		Unit	X	Suburb	Lilydale
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

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	10 Chirnside Dr CHIRNSIDE PARK 3116	$612,500	23/11/2017
2	3/13 Gladstone St LILYDALE 3140	$605,000	06/02/2018
3	3/18-20 Blair St LILYDALE 3140	$595,000	25/11/2017

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.~~

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122   Generated: 15/02/2018 11:43

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Rooms:
Property Type:

Agent Comments

Comparable Properties

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10 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $612,500
Method: Private Sale
Date: 23/11/2017
Rooms: 4
Property Type: House
Land Size: 355 sqm approx

Agent Comments

3/13 Gladstone St LILYDALE 3140 (REI)

🛏 3   🛁 2   🚗 2

Price: $605,000
Method: Private Sale
Date: 06/02/2018
Rooms: 6
Property Type: Unit

Agent Comments

3/18-20 Blair St LILYDALE 3140 (REI)

🛏 3   🛁 2   🚗 2

Price: $595,000
Method: Private Sale
Date: 25/11/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 126 sqm approx

Agent Comments