## Date: 10-12-18

# Statement of Information Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



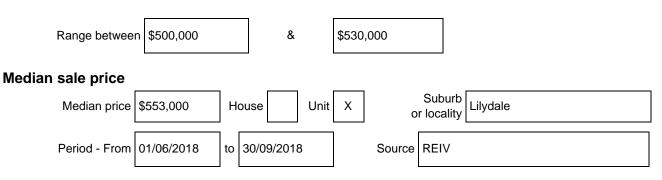
#### Property offered for sale

Address Including suburb and postcode

4 Evie Close, Lilydale 3140

### Indicative selling price

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



#### **Comparable property sales**

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
1/22 Slevin Street, Lilydale	\$490,000	8/8/18
3/24 Deschamps Street, Lilydale	\$512,500	26/9/18
1/7-9 Clyde Street, Lilydale	\$500,000	4/2/18

