
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	5 Lilac Rise, LILYDALE
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Indicative selling price

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

\$ 670,000	&	\$ 737,000
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Median sale price

Median price	\$ 720,000	House	X	Lilydale
Period - From	Jan 2017	to	March 2017	Source REIV propertydata.com.au

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 14 Bligh Court, Lilydale	\$ 685,000	01/04/2017
2 10 Newhaven Court, Lilydale	\$ 721,000	24/03/2017
3 127 The Gateway, Lilydale	\$ 675,000	18/03/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 13 June 2017.