

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	14 Cosy Place, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$620,000
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Median sale price

Median price	\$730,000	Ηοι	ıse X	Unit		Suburb	Lilydale
Period - From	01/01/2018	to	31/03/2018		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.

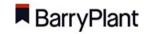
Add	dress of comparable property	Price	Date of sale
1	17 Edward Rd CHIRNSIDE PARK 3116	\$618,000	08/03/2018
2	3/13 Gladstone St LILYDALE 3140	\$605,000	06/02/2018
3	4 Conlan Way LILYDALE 3140	\$587,800	06/02/2018

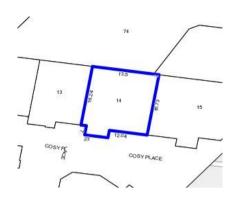
OR

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.











Indicative Selling Price \$580,000 - \$620,000 **Median House Price** March quarter 2018: \$730,000

Comparable Properties



17 Edward Rd CHIRNSIDE PARK 3116 (REI)

Price: \$618,000 Method: Private Sale Date: 08/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments



3/13 Gladstone St LILYDALE 3140 (REI)

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

Property Type: Unit

Agent Comments



4 Conlan Way LILYDALE 3140 (REI/VG)

Price: \$587,800 Method: Private Sale Date: 06/02/2018

Rooms: 3

Property Type: Unit

Land Size: 251 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





Generated: 02/05/2018 10:11