



first
national
REAL ESTATE

Mike Brown

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 NORTH ROAD, LILYDALE, VIC 3140

3 2 2

Indicative Selling Price

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

Price Range: **\$740,000 to \$770,000**

MEDIAN SALE PRICE



LILYDALE, VIC, 3140

Suburb Median Sale Price (House)

\$742,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



7 ALBERT RD, LILYDALE, VIC 3140

3 1 1

Sale Price

\$1,100,000

Sale Date: 15/11/2017

Distance from Property: 119m



6 MUNRO AVE, LILYDALE, VIC 3140

3 2 3

Sale Price

\$755,000

Sale Date: 05/12/2017

Distance from Property: 1.5km



33 WINNETKA DR, LILYDALE, VIC 3140

3 1 2

Sale Price

***\$745,000**

Sale Date: 21/11/2017

Distance from Property: 1.6km



This report has been compiled on 16/04/2018 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

22 NORTH ROAD, LILYDALE, VIC 3140

Indicative selling price

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

Price Range: \$740,000 to \$770,000

Median sale price

Median price

\$742,000

House

X

Unit


Suburb

LILYDALE

Period

01 October 2017 to 31 March 2018

Source



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
7 ALBERT RD, LILYDALE, VIC 3140	\$1,100,000	15/11/2017
6 MUNRO AVE, LILYDALE, VIC 3140	\$755,000	05/12/2017
33 WINNETKA DR, LILYDALE, VIC 3140	*\$745,000	21/11/2017