

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 NORTH ROAD, LILYDALE, VIC 3140







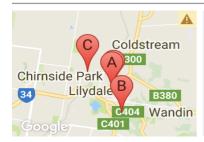
Indicative Selling Price

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







Sale Price

\$1,100,000

Sale Date: 15/11/2017

Distance from Property: 119m





6 MUNRO AVE, LILYDALE, VIC 3140









Sale Price

\$755,000

Sale Date: 05/12/2017

Distance from Property: 1.5km





33 WINNETKA DR, LILYDALE, VIC 3140







Sale Price

*\$745.000

Sale Date: 21/11/2017

Distance from Property: 1.6km



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
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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	Х	Unit	Suburb	LILYDALE
Period	01 October 2017 to 31 March 2018			Source	p	oricefinder

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