

## 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

13 The Ridge Lilydale VIC 3140

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,000

\*House

X

\*Unit

Suburb

Lilydale

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

### 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 6 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 Tangermere Place Lilydale VIC 3140	\$700,000	05-Feb-19
79 Lakeview Drive Lilydale VIC 3140	\$700,000	26-Feb-19
64 Lakeview Drive Lilydale VIC 3140	\$710,000	04-Jan-19

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 6 months.~~

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**7 Tangermere Place Lilydale VIC 3140**
 4  2  2

Sold Price

**\$700,000**

Sold Date

**05-Feb-19**

Distance

**0.28km**

**79 Lakeview Drive Lilydale VIC 3140**
 4  2  2

Sold Price

Sold Date

**26-Feb-19**

Distance

**0.41km**

**64 Lakeview Drive Lilydale VIC 3140**
 4  2  2

Sold Price

**\$710,000**

Sold Date

**04-Jan-19**

Distance

**0.32km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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