

Date: 15/08/2018

Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
Including suburb or  
locality and postcode

11 Taurus Court Lilydale Vic 3140

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$770,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price

\$712,000

\*House

X

\*Unit

Suburb  
or locality

LILYDALE

Period - From

01/04/2018

to

30/06/2018

Source

REIV

**Comparable property sales (\*Delete A or B below as applicable)**

~~A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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	\$	
2	\$	
3	\$	

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.