

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
Including suburb and
postcode 30A Morokai Grove, 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 \$599,950

Median sale price

Median price \$667,500

Property type House

Suburb Lilydale

Period - From 01/07/2019

to

30/09/2019

Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
26a Cavehill Road, Lilydale Vic 3140	\$608,000	02/09/2019
25a Clubpoint Drive, Chirnside Park Vic 3116	\$585,500	09/08/2019
2 Winnetka Drive, Lilydale Vic 3140	\$650,000	06/08/2019

This Statement of Information was prepared on: 15-11-2019