

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale	Э
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Address	2 Panorama Rise, Lilydale Vic 3140
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between	\$690,000	&	\$759,000

#### Median sale price

Median price	\$690,000	Hou	ise X	Unit		Suburb	Lilydale
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

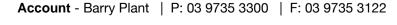
## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6 Munro Av LILYDALE 3140	\$755,000	21/09/2017
2	15 Marana CI LILYDALE 3140	\$702,000	10/07/2017
3	130 Nelson Rd LILYDALE 3140	\$690,000	30/08/2017

#### 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 six months.







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Rooms:

Property Type: Land Land Size: 634 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$690,000 - \$759,000 **Median House Price** September quarter 2017: \$690,000

# Comparable Properties



6 Munro Av LILYDALE 3140 (REI)



Price: \$755,000 Method: Private Sale Date: 21/09/2017 Rooms: 5

Property Type: House (Res) Land Size: 866 sqm approx

**Agent Comments** 



15 Marana CI LILYDALE 3140 (REI)

**1** 3





Price: \$702.000 Method: Private Sale Date: 10/07/2017

Rooms: 4

Property Type: House Land Size: 862 sqm approx Agent Comments



130 Nelson Rd LILYDALE 3140 (REI/VG)





Price: \$690,000 Method: Private Sale Date: 30/08/2017 Rooms: 6

Property Type: House Land Size: 864 sqm approx **Agent Comments** 

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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