

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

2 Panorama Rise, Lilydale Vic 3140

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 House 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.

	Address 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.~~



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)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 21/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 866 sqm approx



15 Marana CI LILYDALE 3140 (REI)

Agent Comments



Price: \$702,000
Method: Private Sale
Date: 10/07/2017
Rooms: 4
Property Type: House
Land Size: 862 sqm approx



130 Nelson Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 30/08/2017
Rooms: 6
Property Type: House
Land Size: 864 sqm approx