

## Statement of Information

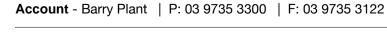
## Single residential property located in the Melbourne metropolitan area

			Section 4	7AF of	the Estate	Agents Act 1980
Property offered for	sale					
Address Including suburb and postcode	149 Old Gippsland Road, Lilydale Vic 3140					
Indicative selling pri	ce					
For the meaning of this	price see con	sumer.vic.gov.a	au/underquoting	9		
Range between \$1,40	00,000	&	\$1,540,000			
Median sale price						
Median price \$715,0	00 Ho	use X	Unit		Suburb	Lilydale
Period - From 01/01/2	2018 to	31/12/2018	Sour	ceREIV	,	
Comparable propert	y sales (*De	elete A or B b	elow as appli	cable)		
A* These are the to months that the property for sale	e estate agent					in the last six- nparable to the
Address of comparable property				Price	Date of sale	
1						
2						

OR

3

**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.

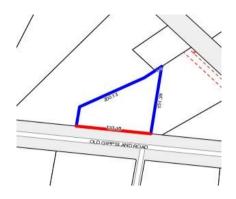






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Rooms:

**Property Type:** Hobby Farm < 20

ha (Rur)

Land Size: 12520 sqm approx

Agent Comments

**Indicative Selling Price** \$1,400,000 - \$1,540,000 **Median House Price** 

Year ending December 2018: \$715,000

## Comparable Properties

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.

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





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