Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$650,000	&	\$700,000
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Median sale price

Median price	\$700,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2019	to	31/12/2019		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

Aut	areas or comparable property	1 1100	Date of Sale
1	27 Edward Rd CHIRNSIDE PARK 3116	\$700,000	18/11/2019
2	5 Olsen CI MOOROOLBARK 3138	\$693,000	10/09/2019
3	34 Autumn Gr MOOROOLBARK 3138	\$692,500	03/01/2020

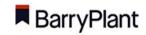
OR

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.

This Statement of Information was prepared on:	04/02/2020 16:05



Date of sale







Property Type: House Land Size: 947.071 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$700,000 **Median House Price** December quarter 2019: \$700,000

Comparable Properties



27 Edward Rd CHIRNSIDE PARK 3116 (REI)





Price: \$700,000 Method: Private Sale Date: 18/11/2019 Property Type: House Land Size: 869 sqm approx **Agent Comments**



5 Olsen CI MOOROOLBARK 3138 (REI/VG)





Price: \$693,000 Method: Private Sale Date: 10/09/2019 Rooms: 6

Property Type: House Land Size: 989 sqm approx Agent Comments







Price: \$692,500 Method: Private Sale Date: 03/01/2020 Rooms: 5

Property Type: House Land Size: 913 sqm approx Agent Comments

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