

# 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 5 Megan Place, Lilydale VIC 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$575,000 & \$630,000

### Median sale price

Median price \$690,000 Property type House Suburb Lilydale

Period - From 01/04/2019 to 30/06/2019 Source REIV

### Comparable property sales

Address of comparable property	Price	Date of sale
5 Bastow Road, Lilydale VIC 3140	\$615,000	25/05/2019
1 Herb Farm Lane, Lilydale VIC 3140	\$590,000	09/07/2019

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: 12<sup>th</sup> September 2019