

Date: 23/5/17  
Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode 31 Lakeview Drive, Lilydale

### Indicative selling price

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

Single price \$749,950

or range between \$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$635,000

\*House ☒ Yes

\*Unit ☐

Suburb Lilydale

Period - From Dec 2016

to Feb 2017

Source RP DATA

### 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 – 94 Lakeview Drive, Lilydale	\$820,000	24/12/16
2 – 60 Eucalypt Drive, Lilydale	\$785,000	1/12/16
3 – 8 Clearwater Drive, Lilydale	\$755,000	12/12/16

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.