

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 470 Swansea Road, Lilydale

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$720,000 *House ☒ *Unit ☐ Suburb Lilydale

Period - From 1/1/2017 to 31/3/2017 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
101-103 Bastow Road, Lilydale	\$750,000	30/3/2017
14 Kyra Court, Lilydale	\$770,000	2/3/2017

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.