

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Ground Floor



First Floor



Second Floor

## Property offered for sale

Address  
Including suburb and  
postcode 20 Nicholas Street, Lilydale 3140

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price between \$950,000 - \$1,000,000

## Median sale price

Median price \$690,000

\*House ☒

Suburb Lilydale

Period - From 1/7/2017 to 30/9/2017

Source REIV

## Comparable property sales

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.