

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

6 Waratah Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$730,000 House X Unit Suburb Lilydale

Period - From 01/01/2018 to 31/03/2018 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	Price	Date of sale
1	15 Bella Vista Way LILYDALE 3140	\$880,000	09/05/2018
2	13 Pacific Dr MOOROOLBARK 3138	\$850,000	27/01/2018
3	7 Bella Vista Way LILYDALE 3140	\$830,000	08/03/2018

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.



Rooms:
Property Type: Land
Land Size: 1053 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
March quarter 2018: \$730,000

Comparable Properties



15 Bella Vista Way LILYDALE 3140 (REI)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 09/05/2018
Rooms: 5
Property Type: House
Land Size: 751 sqm approx



13 Pacific Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 27/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 680 sqm approx



7 Bella Vista Way LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 08/03/2018
Rooms: 5
Property Type: House
Land Size: 755 sqm approx