

### 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

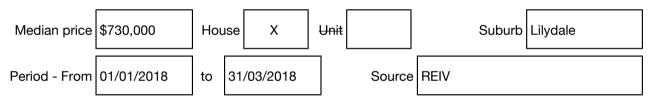
ess 6 Waratah Court, Lilydale Vic 3140 nd de

#### Indicative selling price

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

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

#### Median sale price



#### 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.

#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



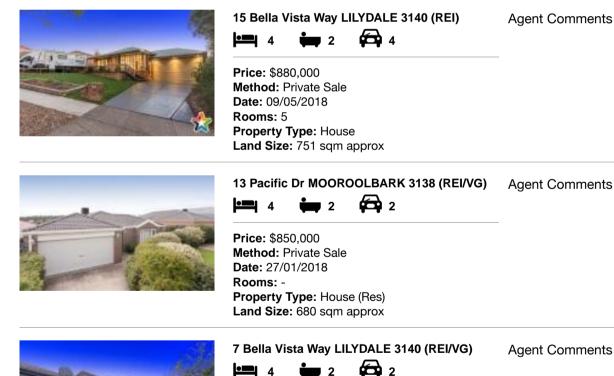




Rooms: Property Type: Land Land Size: 1053 sqm approx Agent Comments

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

## **Comparable Properties**





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



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