

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

4 Messmate Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$850,000

&

\$930,000

Median sale price

Median price \$735,750

House

X

Unit

Suburb Lilydale

Period - From 01/04/2017

to

30/06/2017

Source REIV

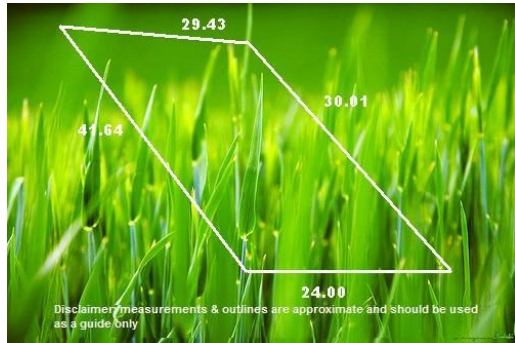
Comparable property sales (*Delete A or B below as applicable)

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	80 Castella St LILYDALE 3140	\$930,000	20/05/2017
2	16 Heritage Dr LILYDALE 3140	\$925,000	28/04/2017
3	27 Mandl CI LILYDALE 3140	\$885,500	27/08/2017

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: House (Previously Occupied - Detached)

Land Size: 745 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median House Price

June quarter 2017: \$735,750

Comparable Properties



80 Castella St LILYDALE 3140 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 1015 sqm approx



16 Heritage Dr LILYDALE 3140 (VG)

Agent Comments



Price: \$925,000

Method: Sale

Date: 28/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 735 sqm approx



27 Mandl CI LILYDALE 3140 (REI)

Agent Comments



Price: \$885,500

Method: Private Sale

Date: 27/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 732 sqm approx