

## 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

43 Eucalypt Drive, Lilydale Vic 3140

#### Indicative selling price

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

Range between \$780,000 & \$820,000

#### Median sale price

Median price \$710,000 House X Unit Suburb Lilydale

Period - From 01/10/2016 to 30/09/2017 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	3 Bella Vista Way LILYDALE 3140	\$820,000	08/11/2017
2	42 Eucalypt Dr LILYDALE 3140	\$815,000	30/05/2017
3	12 Joel PI MOOROOLBARK 3138	\$780,000	09/09/2017

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:** 751 sqm approx

Agent Comments

**Indicative Selling Price**

\$780,000 - \$820,000

**Median House Price**

Year ending September 2017: \$710,000

## Comparable Properties



**3 Bella Vista Way LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$820,000

**Method:** Private Sale

**Date:** 08/11/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 750 sqm approx



**42 Eucalypt Dr LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$815,000

**Method:** Auction Sale

**Date:** 30/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 751 sqm approx



**12 Joel PI MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 09/09/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 602 sqm approx