

#### 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	43 Eucalypt Drive, Lilydale Vic 3140
Including suburb and	
postcode	

### Indicative selling price

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

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

#### Median sale price

Median price	\$710,000	Hou	ise 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.

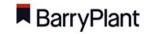
Add	dress of comparable property	Price	Date of sale
1	3 Bella Vista Way LILYDALE 3140	\$820,000	08/11/2017
2	42 Eucalypt Dr LILYDALE 3140	\$815,000	30/05/2017
3	12 Joel PI MOOROOLBARK 3138	\$780,000	09/09/2017

#### 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.











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)



Price: \$820,000 Method: Private Sale Date: 08/11/2017

Rooms: 6

Property Type: House (Res) Land Size: 750 sqm approx

**Agent Comments** 



42 Eucalypt Dr LILYDALE 3140 (REI/VG)





Price: \$815,000 Method: Auction Sale Date: 30/05/2017

Rooms: -

Property Type: House Land Size: 751 sqm approx Agent Comments



12 Joel PI MOOROOLBARK 3138 (REI/VG)



Price: \$780,000 Method: Private Sale Date: 09/09/2017

Rooms: 6

Property Type: House Land Size: 602 sqm approx **Agent Comments** 

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





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