

Date: 18/03/2019

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 96 Eucalypt Drive, Lilydale 3140

Indicative selling price

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

Range between \$750,000 - \$780,000

Median sale price

Median price \$684,000

House

X

Unit

Suburb
or locality Lilydale

Period - From 01/10/2018 to 31/12/2018

Source REIV

Comparable property sales

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
42 Clearwater Drive, Lilydale 3140	\$780,000	05/04/2019
7 Waterlily Lane, Lilydale 3140	\$750,000	10/12/2018
30 Clearwater Drive, Lilydale 3140	\$780,000	19/02/2019