hockingstuart

Lee Fenech 0398769001 0410426400 Ifenech@hockingstuart.com.au

Indicative Selling Price \$790,000 - \$850,000 **Median House Price** March quarter 2017: \$720,000





Rooms:

Property Type: House Land Size: 772.293 sqm **Agent Comments**

Family comes first in this sizeable, contemporary 4 bedroom 2 bathroom residence in the Gateway Estate. It's near transport, shops and schools and offers you a remote 4-car garage, 2 huge living areas, upmarket kitchen, children's wing and parent's wing. Plus: undercover entertaining area, spa and stunning, child-friendly landscaped garden.

Comparable Properties



26 Rouke St LILYDALE 3140 (REI)

Price: \$850,000 Method: Private Sale Date: 06/12/2016

Rooms: 4

Property Type: House (Res) Land Size: 1011 sqm

Agent Comments



9 Bravo Ct LILYDALE 3140 (REI)



Price: \$833,000 Method: Private Sale Date: 23/02/2017

Rooms: 6

Property Type: House Land Size: 958 sqm

Agent Comments



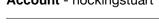
22 St Andrews Dr CHIRNSIDE PARK 3116

(REI)

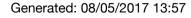
Price: \$830,000 Method: Private Sale Date: 02/02/2017 Rooms: 5

Property Type: House Land Size: 1019 sqm

Agent Comments



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	103 The Gateway, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

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Range between	\$790,000	&	\$850,000
			1

Median sale price

Median price	\$720,000	Н	ouse X	Sub	burb Lilydale
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
26 Rouke St LILYDALE 3140	\$850,000	06/12/2016
9 Bravo Ct LILYDALE 3140	\$833,000	23/02/2017
22 St Andrews Dr CHIRNSIDE PARK 3116	\$830,000	02/02/2017

