

Lee Fenech

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Indicative Selling Price

\$790,000 - \$850,000

Median House Price

March quarter 2017: \$720,000



3 2 4

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)**

Agent Comments

3 2 2

Price: \$850,000**Method:** Private Sale**Date:** 06/12/2016**Rooms:** 4**Property Type:** House (Res)**Land Size:** 1011 sqm**9 Bravo Ct LILYDALE 3140 (REI)**

Agent Comments

4 2 2

Price: \$833,000**Method:** Private Sale**Date:** 23/02/2017**Rooms:** 6**Property Type:** House**Land Size:** 958 sqm**22 St Andrews Dr CHIRNSIDE PARK 3116 (REI)**

Agent Comments

4 2 2

Price: \$830,000**Method:** Private Sale**Date:** 02/02/2017**Rooms:** 5**Property Type:** House**Land Size:** 1019 sqm

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

103 The Gateway, Lilydale Vic 3140

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$720,000

House

X

Suburb

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