

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2 Mentor Grove Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range between	\$700	0,000	&	\$770,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$691,000	*House	Х	*Unit		Suburb	Lilydale
Period-from	01 May 2018	to 30	Apr 201	9	Source		Corelogic

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	
21 The Gateway Lilydale VIC 3140	\$720,000	12-Feb-19	
71 The Gateway Lilydale VIC 3140	\$740,000	10-Jan-19	
4 Revenue Place Lilydale VIC 3140	\$765,000	09-Apr-19	

OR

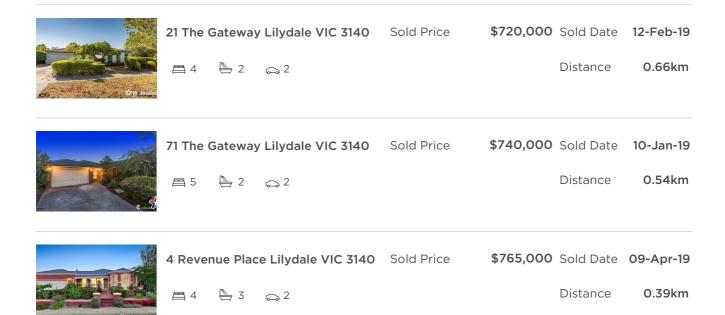
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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RS = Recent sale UN = Undisclosed Sale

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