

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

11 OLIVE GROVE, LILYDALE, VIC 3140

Indicative selling price

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

Single Price:

\$635,900

Median sale price

Median price

\$751,000

House

X

Unit


Suburb

LILYDALE

Period

01 October 2017 to 31 March 2018

Source



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
159 SWANSEA RD, LILYDALE, VIC 3140	*\$615,000	30/01/2018
55 JOHNS CRES, MOUNT EVELYN, VIC 3796	*\$642,000	08/03/2018
104 YORK RD, MOUNT EVELYN, VIC 3796	**\$653,000	01/03/2018