

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

17 Oaks Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$753,500

House

X

Unit

Suburb Lilydale

Period - From 01/10/2017

to

31/12/2017

Source REIV

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
1	117 Bastow Rd LILYDALE 3140	\$640,000	20/01/2018
2	18 Gardiner St LILYDALE 3140	\$603,000	09/11/2017
3	17 Alfred Rd LILYDALE 3140	\$600,000	20/10/2017

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.



Rooms:
Property Type: Land
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 December quarter 2017: \$753,500

Comparable Properties



117 Bastow Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 20/01/2018
Rooms: 6
Property Type: House (Res)
Land Size: 975 sqm approx



18 Gardiner St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$603,000
Method: Private Sale
Date: 09/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 334 sqm approx



17 Alfred Rd LILYDALE 3140 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 20/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 870 sqm approx