

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	17 Oaks Street, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$640,000
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Median sale price

Median price	\$753,500	Hou	ıse 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.

Add	dress 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

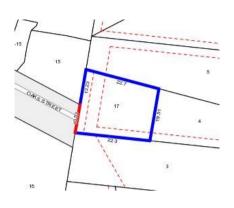
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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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)





Price: \$640,000 Method: Private Sale Date: 20/01/2018 Rooms: 6

Property Type: House (Res) Land Size: 975 sqm approx

Agent Comments



18 Gardiner St LILYDALE 3140 (REI/VG)

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Price: \$603.000 Method: Private Sale Date: 09/11/2017 Rooms: 6

Property Type: House (Res) Land Size: 334 sqm approx

Agent Comments



17 Alfred Rd LILYDALE 3140 (VG)





Price: \$600,000 Method: Sale Date: 20/10/2017 Rooms: -

Property Type: House (Res) Land Size: 870 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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