

Date: 14/01/2019

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

3 The Circuit, Lilydale 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$695,000

### Median sale price

Median price

\$728,000

House

☒

Unit

☐

Suburb  
or locality

Lilydale

Period - From

01/06/2018

to

30/09/2018

Source

REIV

### 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
3 Pinnacle Rise, Lilydale 3140	\$685,000	09/11/2018
6 Oakbank Court, Mooroolbark 3138	\$700,000	27/09/2018
86 Taylor Road, Mooroolbark 3138	\$680,000	04/09/2018