

Date: 17/07/2019  
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 89 Charles Road, Lilydale VIC 3140

## Indicative selling price

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

Single price \$ or range between \$520,000 & \$560,000

## Median sale price

(\*Delete house or unit as applicable)

Median price \$687,500 \*House Y \*Unit Suburb Lilydale

Period – From 01 July 2018 to 30 June 2019 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
1. 17 Olive Grove, Lilydale VIC 3140	\$565,000	24-Jun-19
2. 134 Quinn Crescent, Mount Evelyn VIC 3796	\$592,500	02-Jan-19
3. 3 Clematis Road, Mount Evelyn VIC 3796	\$515,000	19-Jun-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.