

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

Indicative selling price

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

Single price

Median sale price

Median price House ☒ Unit Suburb

Period - From to Source

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 10 Cosy Pl LILYDALE 3140	\$525,000	27/12/2018
2 3/7-9 Clyde St LILYDALE 3140	\$500,000	08/04/2019
3 7a Autumn Gr MOOROOLBARK 3138	\$491,000	12/01/2019

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:
Agent Comments

Indicative Selling Price
\$487,950
Median House Price
Year ending March 2019: \$700,000

Comparable Properties



10 Cosy PI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 27/12/2018
Rooms: 4
Property Type: House
Land Size: 200 sqm approx



3/7-9 Clyde St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 08/04/2019
Rooms: -
Property Type: Townhouse (Single)



7a Autumn Gr MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$491,000
Method: Sale
Date: 12/01/2019
Rooms: -
Property Type: Land
Land Size: 500 sqm approx