

# 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

3/10 Brown Street, Lilydale Vic 3140

### Indicative selling price

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

Range between \$600,000 & \$650,000

### Median sale price

Median price \$486,000

Property Type Unit

Suburb Lilydale

Period - From 01/07/2018

to 30/06/2019

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	2 Winnetka Dr LILYDALE 3140	\$650,000	06/08/2019
2	5 Bastow Rd LILYDALE 3140	\$615,000	01/06/2019
3	26a Cavehill Rd LILYDALE 3140	\$608,000	02/09/2019

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.~~

This Statement of Information was prepared on:

01/10/2019 17:57



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending June 2019: \$486,000

## Comparable Properties



**2 Winnetka Dr LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 06/08/2019

**Property Type:** House

**Land Size:** 350 sqm approx



**5 Bastow Rd LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$615,000

**Method:** Private Sale

**Date:** 01/06/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 445 sqm approx



**26a Cavehill Rd LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$608,000

**Method:** Private Sale

**Date:** 02/09/2019

**Property Type:** House

**Land Size:** 186 sqm approx