# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$608,000

Address	3/10 Brown 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 \$600,000 & \$650,00
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#### Median sale price

Median price	\$486,000	Pro	perty 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)

26a Cavehill Rd LILYDALE 3140

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.

Ad	dress 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

#### OR

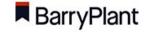
3

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



02/09/2019











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)





Price: \$650,000 Method: Private Sale Date: 06/08/2019 Property Type: House Land Size: 350 sqm approx **Agent Comments** 



5 Bastow Rd LILYDALE 3140 (REI/VG)







Price: \$615,000 Method: Private Sale Date: 01/06/2019

Rooms: 6

Property Type: House Land Size: 445 sqm approx Agent Comments



26a Cavehill Rd LILYDALE 3140 (REI)





Price: \$608,000 Method: Private Sale Date: 02/09/2019 **Property Type:** House Land Size: 186 sqm approx Agent Comments

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



