

Date: 3-5-18

## 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 45 Nelson Road, 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 \$940,000

&

\$985,000

### Median sale price

Median price \$730,000

House X

Suburb  
or locality Lilydale

Period - From 01/01/2018 to 31/03/2018

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
1 Revenue Place, Lilydale	\$933,000	23/11/17
27 Sherwood Road, Chirnside Park	\$965,000	2/3/18
6 Redmill Court, Lilydale	\$900,000	9/11/17