

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 Harmony Close, Lilydale Vic 3140

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$692,500 House X 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	42 Clearwater Dr LILYDALE 3140	\$780,000	05/04/2019
2	30 Clearwater Dr LILYDALE 3140	\$780,000	19/02/2019
3	29 Mandl CI LILYDALE 3140	\$772,000	15/07/2019

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: Land
Land Size: 872 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$790,000
Median House Price
 Year ending June 2019: \$692,500

Comparable Properties



42 Clearwater Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 05/04/2019
Rooms: -
Property Type: House
Land Size: 915 sqm approx



30 Clearwater Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 19/02/2019
Rooms: 8
Property Type: House
Land Size: 630 sqm approx



29 Mandl CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$772,000
Method: Private Sale
Date: 15/07/2019
Rooms: 6
Property Type: House
Land Size: 687 sqm approx