

### 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

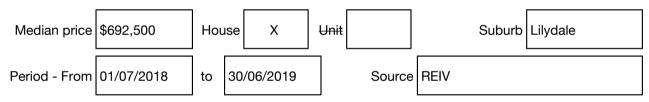
ss 3 Harmony Close, Lilydale Vic 3140 nd de

#### Indicative selling price

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

Range between	\$750,000	&	\$790,000
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#### Median sale price



#### 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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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**

A Protestinate	42 Clearwater Dr LILYDALE 3140 (REI/VG) 4 2 2 2 Price: \$780,000 Method: Private Sale Date: 05/04/2019 Rooms: - Property Type: House Land Size: 915 sqm approx	Agent Comments
	30 Clearwater Dr LILYDALE 3140 (REI/VG) 4 2 2 2 Price: \$780,000 Method: Private Sale Date: 19/02/2019 Rooms: 8 Property Type: House Land Size: 630 sqm approx	Agent Comments
	29 Mandl CI LILYDALE 3140 (REI/VG) 2 2 2 2 Price: \$772,000 Method: Private Sale Date: 15/07/2019 Rooms: 6 Property Type: House Land Size: 687 sqm approx	Agent Comments

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