

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

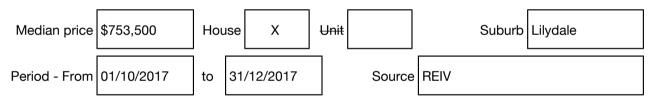
s |78 Alexandra Road, Lilydale Vic 3140 d e

Indicative selling price

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

Range between	\$670,000	&	\$710,000
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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	76 North Rd LILYDALE 3140	\$691,008	06/09/2017
2	22 Bristol Cr LILYDALE 3140	\$686,000	27/10/2017
3	27 Mangans Rd LILYDALE 3140	\$675,000	27/01/2018

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: House Land Size: 909 sqm approx Agent Comments Indicative Selling Price \$670,000 - \$710,000 Median House Price December quarter 2017: \$753,500

Comparable Properties

76 North Rd LILYDALE 3140 (REI/VG) 4 2 3 Price: \$691,008 Method: Private Sale Date: 06/09/2017 Rooms: 6 Property Type: House (Res) Land Size: 666 sqm approx	Agent Comments
22 Bristol Cr LILYDALE 3140 (REI) 23 1 22 Price: \$686,000 Method: Private Sale Date: 27/10/2017 Rooms: 4 Property Type: House Land Size: 863 sqm approx	Agent Comments
27 Mangans Rd LILYDALE 3140 (REI) 3 2 2 2 Price: \$675,000 Method: Private Sale Date: 27/01/2018 Rooms: 6 Property Type: House (Res) Land Size: 871 sqm approx	Agent Comments

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