

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	33 Winnetka Drive, Lilydale Vic 3140
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Indicative selling price

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

Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$690,000	House	X	Unit		Suburb	Lilydale
Period - From	01/07/2017	to	30/09/2017	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	470 Swansea Rd LILYDALE 3140	\$730,000	17/07/2017
2	10 Bligh Ct LILYDALE 3140	\$720,000	06/07/2017
3	130 Nelson Rd LILYDALE 3140	\$690,000	30/08/2017

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.~~



 3  1  2

Rooms:
Property Type: House
Land Size: 875 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$750,000
Median House Price
 September quarter 2017: \$690,000

Comparable Properties



470 Swansea Rd LILYDALE 3140 (REI/VG)

Agent Comments

 6  3  3

Price: \$730,000
Method: Private Sale
Date: 17/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 1305 sqm approx



10 Bligh Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$720,000
Method: Private Sale
Date: 06/07/2017
Rooms: 5
Property Type: House
Land Size: 1293 sqm approx



130 Nelson Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$690,000
Method: Private Sale
Date: 30/08/2017
Rooms: 6
Property Type: House
Land Size: 864 sqm approx