

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

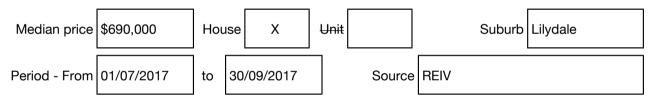
Address 33 Winnetka Drive, Lilydale Vic 3140 Including suburb and postcode

Indicative selling price

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

Range between \$690,000 &

Median sale price



\$750.000

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.

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

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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: 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) a b 3 b 3 Price: \$730,000 Method: Private Sale Date: 17/07/2017 Rooms: 7 Bropsty Type: House (Ree)	Agent Comments
Property Type: House (Res) Land Size: 1305 sqm approx 10 Bligh Ct LILYDALE 3140 (REI/VG) 3 2 2 2 Price: \$720,000 Method: Private Sale Date: 06/07/2017 Rooms: 5 Property Type: House	Agent Comments
Land Size: 1293 sqm approx 130 Nelson Rd LILYDALE 3140 (REI/VG) 130 Nelson Rd LILYDALE 3140 (REI/VG) 140	Agent Comments

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