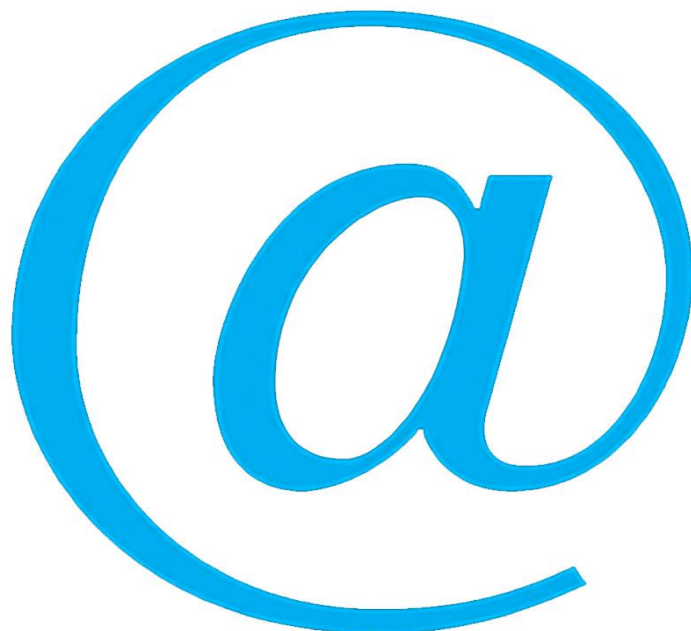


# STATEMENT OF INFORMATION

8 THEMEDA PLACE, LILYDALE, VIC 3140  
PREPARED BY KENNETH OOI , KENNETH OOI, OFFICE PHONE: 430121802



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 THEMEDA PLACE, LILYDALE, VIC 3140**

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$570,000 to \$620,000**

Provided by: Kenneth Ooi, Kenneth Ooi

## MEDIAN SALE PRICE



**LILYDALE, VIC, 3140**

Suburb Median Sale Price (Unit)

**\$495,500**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**260 MAIN ST, LILYDALE, VIC 3140**

3 2 2

Sale Price

**\*\$605,000**

Sale Date: 06/02/2018

Distance from Property: 1.6km



**10/9 NORTH RD, LILYDALE, VIC 3140**

3 1 2

Sale Price

**\$580,000**

Sale Date: 16/01/2018

Distance from Property: 1.3km



**4 HERB FARM LANE, LILYDALE, VIC 3140**

- - -

Sale Price

**\$595,000**

Sale Date: 22/01/2018

Distance from Property: 1.3km



This report has been compiled on 10/04/2018 by Kenneth Ooi. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

8 THEMEDA PLACE, LILYDALE, VIC 3140

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$570,000 to \$620,000

Median sale price

Median price

\$495,500

House

Unit

X


Suburb

LILYDALE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
260 MAIN ST, LILYDALE, VIC 3140	*\$605,000	06/02/2018
10/9 NORTH RD, LILYDALE, VIC 3140	\$580,000	16/01/2018
4 HERB FARM LANE, LILYDALE, VIC 3140	\$595,000	22/01/2018