

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

6 Verina Way, Lilydale Vic 3140

Indicative selling price

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

Range between \$790,000 & \$859,000

Median sale price

Median price \$730,000 House X Unit Suburb Lilydale

Period - From 01/10/2017 to 30/09/2018 Source REIV

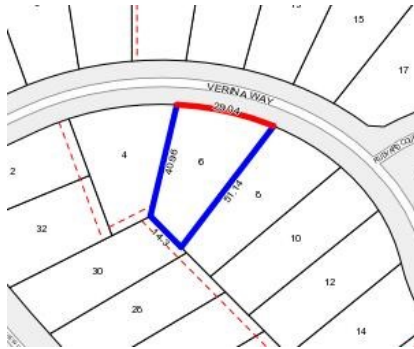
Comparable property sales (*Delete A or B below as applicable)

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	15 Verina Way LILYDALE 3140	\$835,950	08/05/2018
2	59 Eucalypt Dr LILYDALE 3140	\$811,500	17/09/2018
3	2 Joy Ct LILYDALE 3140	\$797,000	31/05/2018

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.



Rooms:
Property Type: Land
Land Size: 960 sqm approx
Agent Comments

Indicative Selling Price

\$790,000 - \$859,000

Median House Price

Year ending September 2018: \$730,000

Comparable Properties

15 Verina Way LILYDALE 3140 (VG)

Agent Comments



Price: \$835,950
Method: Sale
Date: 08/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 985 sqm approx



59 Eucalypt Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$811,500
Method: Private Sale
Date: 17/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 869 sqm approx



2 Joy Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$797,000
Method: Private Sale
Date: 31/05/2018
Rooms: 5
Property Type: House
Land Size: 666 sqm approx