

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 Baker Street, Lilydale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$999,950 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$735,000 *House X *Unit Suburb Lilydale

Period - From 01/06/2017 to 30/06/2017 Source Property Data

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
47 Albert Hill Road, Lilydale	\$897,000	08/06/2017
3A Baker Street, Lilydale	\$1,000,000	21/09/2017
417 Main Street, Lilydale	\$1,050,000	17/07/2017