

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

28a Bristol Crescent, Lilydale Vic 3140

Indicative selling price

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

Range between

\$590,000

&

\$649,000

Median sale price

Median price

\$725,500

House

X

Unit

Suburb

Lilydale

Period - From

01/07/2017

to

30/06/2018

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	45 Britannia Way LILYDALE 3140	\$645,000	17/04/2018
2	14 Melody CI LILYDALE 3140	\$638,000	18/04/2018
3	16a Gardner Pde MOUNT EVELYN 3796	\$600,000	17/04/2018

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: 691 sqm approx
Agent Comments

Indicative Selling Price
 \$590,000 - \$649,000
Median House Price
 Year ending June 2018: \$725,500



Comparable Properties



45 Britannia Way LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$645,000
Method: Private Sale
Date: 17/04/2018
Rooms: 9
Property Type: House (Res)
Land Size: 864 sqm approx



14 Melody CI LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

Price: \$638,000
Method: Private Sale
Date: 18/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 544 sqm approx



16a Gardner Pde MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  2  -

Price: \$600,000
Method: Private Sale
Date: 17/04/2018
Rooms: 4
Property Type: House
Land Size: 651 sqm approx