

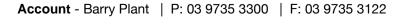
Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF							of the Estate Agents Act 1980			
Property offer	ed for s	sale									
Address Including suburb and postcode		2/79 Castella Street, Lilydale Vic 3140									
Indicative selli	ing prid	ce									
For the meaning	of this p	orice see co	onsumer	.vic.gov.	au/under	quoting					
Range between	ange between \$320,000			\$350,000							
Median sale p	rice										
Median price	\$730,00	00 Н	ouse	Х	Unit			Suburb	Lilyo	dale	
Period - From	01/10/2	to	30/09	9/2018		Source	REIV				
Comparable p	roperty	/ sales (*D	elete A	or B b	elow as	applica	ble)				
	that the	estate age						perty for sale be most cor			
Address of comparable property								Price		Date of sale	
1											
2											
3											
							•				

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.







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Rooms:

Property Type: Unit Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price \$320,000 - \$350,000 Median House Price Year ending September 2018: \$730,000

Comparable Properties



2/73 Cave Hill Rd LILYDALE 3140 (REI/VG)

4 1 🖶 1 🗲

Price: \$320,000 Method: Private Sale Date: 05/09/2018 Rooms: 2

Property Type: Unit Land Size: 76 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

Agent Comments

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

two kilometres of the property for sale in the last six months.





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