
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

13 Cosy Place, LILYDALE

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Or range between \$520,000 & \$570,000

Median sale price

Median price \$ 720,000

House ☒

LILYDALE

Period - From March 2017 to July 2017

Source REIV propertydata.com.au**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
1 46 Trafalgar Cres, LILYDALE	\$ 548,000	27/03/2017
2 2 Megan Place, LILYDALE	\$ 558,000	15/04/2017
3 1/38 Beresford Road, LILYDALE	\$ 535,000	13/02/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 12 July 2017.