

# 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

10 Lauren Court, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000

&

\$960,000

### Median sale price

Median price \$683,500

Property Type House

Suburb Lilydale

Period - From 01/10/2018

to 30/09/2019

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	74 Lakeview Dr LILYDALE 3140	\$955,000	14/09/2019
2	8 The Midway LILYDALE 3140	\$895,000	15/06/2019
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.~~

This Statement of Information was prepared on:

19/11/2019 10:59



**Property Type:** Land  
**Land Size:** 1051 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$890,000 - \$960,000  
**Median House Price**  
 Year ending September 2019: \$683,500

## Comparable Properties



**74 Lakeview Dr LILYDALE 3140 (REI/VG)**

**Agent Comments**



**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 14/09/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 878 sqm approx



**8 The Midway LILYDALE 3140 (REI/VG)**

**Agent Comments**



**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 15/06/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 750 sqm approx

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.