

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

64 Lakeview Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$730,000

House

X

Unit

Suburb Lilydale

Period - From 01/10/2017

to

30/09/2018

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	40 Bristol Cr LILYDALE 3140	\$730,000	16/08/2018
2	11 Meadowvale Ct LILYDALE 3140	\$715,000	29/06/2018
3	3 French Cl MOOROOLBARK 3138	\$710,000	15/08/2018

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: House (Previously Occupied - Detached)

Land Size: 993 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$730,000

Median House Price

Year ending September 2018: \$730,000

Comparable Properties



40 Bristol Cr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 16/08/2018

Rooms: 5

Property Type: House (Res)

Land Size: 791 sqm approx



11 Meadowvale Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 29/06/2018

Rooms: 5

Property Type: House (Res)

Land Size: 949 sqm approx



3 French Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 15/08/2018

Rooms: 4

Property Type: House

Land Size: 1097 sqm approx