

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	64 Lakeview Drive, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$690,000	&	\$730,000
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Median sale price

Median price	\$730,000	Hou	ise X	Unit		Suburb	Lilydale
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

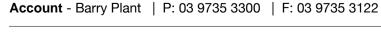
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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 CI 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.







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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)





Price: \$730,000 Method: Private Sale Date: 16/08/2018 Rooms: 5

Property Type: House (Res) Land Size: 791 sqm approx

Agent Comments



11 Meadowvale Ct LILYDALE 3140 (REI/VG)





Price: \$715,000 Method: Private Sale Date: 29/06/2018 Rooms: 5

Property Type: House (Res)

Land Size: 949 sqm approx

Agent Comments



3 French CI MOOROOLBARK 3138 (REI/VG)





Price: \$710,000 Method: Private Sale Date: 15/08/2018 Rooms: 4

Property Type: House Land Size: 1097 sqm approx **Agent Comments**

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





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