

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

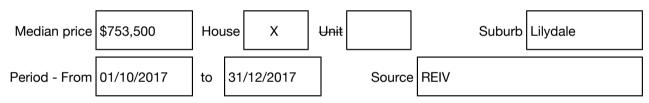
ess 4 Cosy Place, Lilydale Vic 3140 Ind Inde

Indicative selling price

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

Range between	\$580,000	&	\$620,000
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Median sale price



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	10 Chirnside Dr CHIRNSIDE PARK 3116	\$612,500	23/11/2017
2	3/13 Gladstone St LILYDALE 3140	\$605,000	06/02/2018
3	4 Conlan Way LILYDALE 3140	\$587,800	06/02/2018

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.

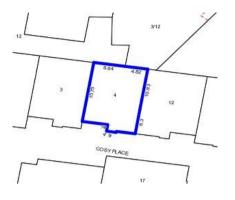
Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$580,000 - \$620,000 Median House Price December quarter 2017: \$753,500

Comparable Properties



10 Chirnside Dr CHIRNSIDE PARK 3116 (REI/VG)



Price: \$612,500 Method: Private Sale Date: 23/11/2017 Rooms: 4 Property Type: House Land Size: 355 sqm approx Agent Comments





Price: \$605,000 Method: Private Sale Date: 06/02/2018 Rooms: 6 Property Type: Unit

4 Conlan Way LILYDALE 3140 (REI)



Agent Comments

Agent Comments



Price: \$587,800 Method: Private Sale Date: 06/02/2018 Rooms: 3 Property Type: Unit Land Size: 251 sqm approx

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