

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

4 Cosy Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$753,500

House

X

Unit

Suburb Lilydale

Period - From 01/10/2017

to

31/12/2017

Source REIV

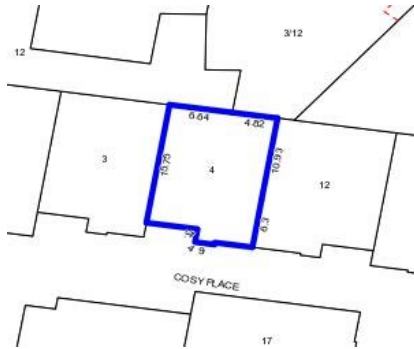
Comparable property sales (*Delete A or B below as applicable)

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	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.



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)

Agent Comments

 3  2  1

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



3/13 Gladstone St LILYDALE 3140 (REI)

Agent Comments

 3  2  2

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



4 Conlan Way LILYDALE 3140 (REI)

Agent Comments

 2  1  1

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