

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*


## Property offered for sale

Address  
Including suburb and  
postcode

8 Mangans Road, Lilydale 3140

## Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

## Median sale price

Median price \$736,000 \*House ☒ Suburb Lilydale

Period - From 1/4/17 to 30/6/17 Source REIV

## Comparable property sales

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
7 Francis Crescent, Mount Evelyn	\$1,351,000	24/5/17
12 Fuller Road, Mount Evelyn	\$1,295,000	25/5/17
29 Francis Crescent, Mount Evelyn	\$1,570,000	1/4/17