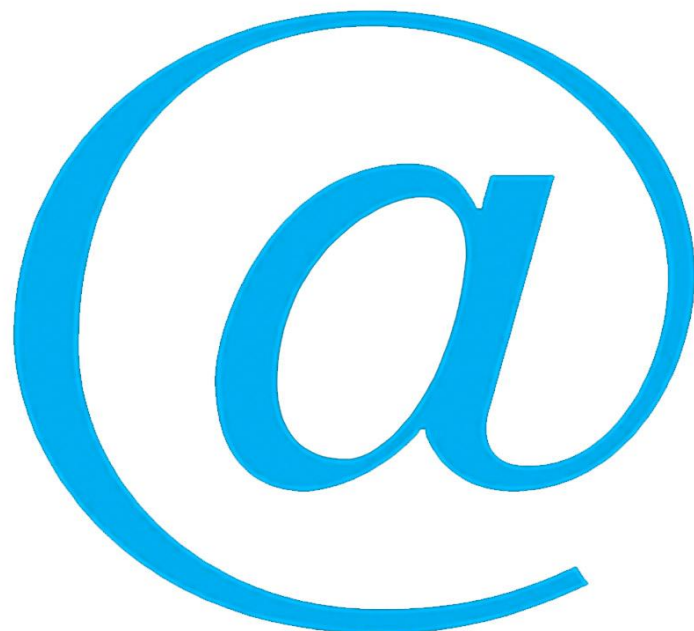


STATEMENT OF INFORMATION

8 BLIGH COURT, LILYDALE, VIC

PREPARED BY KENNETH OOI, KENNETH OOI, OFFICE PHONE: 430121802



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 BLIGH COURT, LILYDALE, VIC

Indicative selling price

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

Price Range:

\$730,000 to \$803,000

Median sale price

Median price

\$740,000

House

X

Unit


Suburb

LILYDALE

Period

01 April 2017 to 31 March 2018

Source



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
78 ALEXANDRA RD, LILYDALE, VIC 3140	**\$740,000	14/03/2018
22 NORTH RD, LILYDALE, VIC 3140	*\$760,000	21/05/2018
9 MATTEA CRT, LILYDALE, VIC 3140	\$737,000	10/03/2018
2 PANORAMA RISE, LILYDALE, VIC 3140	\$730,000	16/01/2018