

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8 Worcester Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$683,500 Property Type House Suburb Lilydale

Period - From 01/10/2018 to 30/09/2019 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	84 Taylor Rd MOOROOLBARK 3138	\$723,250	25/09/2018
2	8 Tanya Ct LILYDALE 3140	\$707,000	04/06/2019
3	9 Marne Rd MOUNT EVELYN 3796	\$700,000	16/05/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

26/11/2019 09:41



Property Type: House
Land Size: 1002 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
Year ending September 2019: \$683,500

Comparable Properties



84 Taylor Rd MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$723,250
Method: Private Sale
Date: 25/09/2018
Property Type: House
Land Size: 1091 sqm approx



8 Tanya Ct LILYDALE 3140 (REI/VG) **Agent Comments**



Price: \$707,000
Method: Private Sale
Date: 04/06/2019
Property Type: House
Land Size: 1071 sqm approx



9 Marne Rd MOUNT EVELYN 3796 (REI/VG) **Agent Comments**



Price: \$700,000
Method: Private Sale
Date: 16/05/2019
Property Type: House
Land Size: 1012 sqm approx