

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

range between	\$1,400,000	&	\$1,500,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$633,500	*House	Y	Suburb or locality	Lilydale
Period - From	February	to	May	Source	www.rpdata.com.au

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1: 110 Roach Road, Lilydale VIC 3140	\$1,550,000	11 / 11 / 17
2: 40 Leonard Road, Lilydale VIC 3140	\$1,300,000	17 / 02 / 17
3: 15 Hayne Street, Lilydale VIC 3140	\$1,815,000	12 / 12 / 17