

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 84 Charles Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$753,500 House X Unit Suburb Lilydale

Period - From 01/10/2017 to 31/12/2017 Source REIV

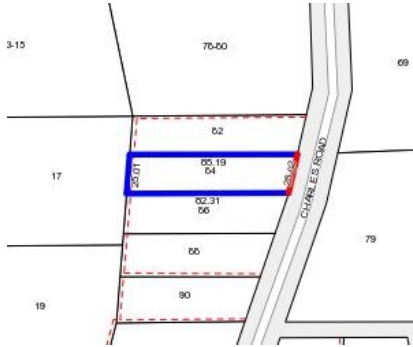
Comparable property sales (*Delete A or B below as applicable)

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	17 Inverness Rd MOUNT EVELYN 3796	\$660,000	04/09/2017
2	20 Clematis Rd MOUNT EVELYN 3796	\$645,000	09/10/2017
3	159 Swansea Rd LILYDALE 3140	\$615,000	30/01/2018

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: House
Land Size: 2074.224 sqm approx
Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median House Price
 December quarter 2017: \$753,500

Comparable Properties



17 Inverness Rd MOUNT EVELYN 3796 (REI) **Agent Comments**



Price: \$660,000
Method: Private Sale
Date: 04/09/2017
Rooms: 5
Property Type: House
Land Size: 2385 sqm approx



20 Clematis Rd MOUNT EVELYN 3796 (REI/VG) **Agent Comments**



Price: \$645,000
Method: Private Sale
Date: 09/10/2017
Rooms: 5
Property Type: House
Land Size: 1847 sqm approx



159 Swansea Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 30/01/2018
Rooms: -
Property Type: House