

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 14 Warburton Highway, Lilydale Vic 3140

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$730,000 House X Unit Suburb Lilydale

Period - From 01/01/2018 to 31/03/2018 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	7 Albert Rd LILYDALE 3140	\$1,100,000	15/11/2017
2	3 Mandl CI LILYDALE 3140	\$1,071,000	09/11/2017
3	46 Castella St LILYDALE 3140	\$1,030,000	21/12/2017

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 (Previously Occupied - Detached)
Land Size: 4543 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 March quarter 2018: \$730,000

Comparable Properties



7 Albert Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 15/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 1309 sqm approx



3 Mandl Ct LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$1,071,000
Method: Private Sale
Date: 09/11/2017
Rooms: 10
Property Type: House (Res)
Land Size: 982 sqm approx



46 Castella St LILYDALE 3140 (VG)

Agent Comments



Price: \$1,030,000
Method: Sale
Date: 21/12/2017
Rooms: -
Property Type: Development Site (Res)
Land Size: 768 sqm approx