

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	14 Warburton Highway, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

&	\$1,100,000
	&

Median sale price

Median price	\$730,000	Hou	use 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.

Add	dress 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

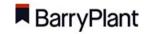
OR

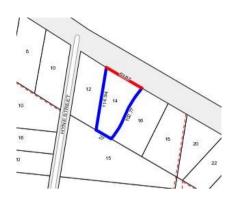
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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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)





Price: \$1,100,000 Method: Private Sale Date: 15/11/2017

Rooms: 4

Property Type: House (Res) Land Size: 1309 sqm approx **Agent Comments**



3 Mandl CI LILYDALE 3140 (REI/VG)





Price: \$1,071,000 Method: Private Sale Date: 09/11/2017 Rooms: 10

Property Type: House (Res) Land Size: 982 sqm approx

Agent Comments



46 Castella St LILYDALE 3140 (VG)





Price: \$1,030,000 Method: Sale Date: 21/12/2017

Rooms: -

Property Type: Development Site (Res)

Land Size: 768 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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