

## 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

1/1 Clyde Street, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$520,000

#### Median sale price

Median price \$735,750

House

X

Unit

Suburb Lilydale

Period - From 01/04/2017

to

30/06/2017

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		
2		
3		

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.



 3    1    1

**Rooms:**

**Property Type:** Unit

**Land Size:** 314 sqm approx

Agent Comments

**Indicative Selling Price**

\$480,000 - \$520,000

**Median House Price**

June quarter 2017: \$735,750

## Comparable Properties



**32 Beresford Rd LILYDALE 3140 (REI)**

Agent Comments

 2    1    1

**Price:** \$517,250

**Method:** Private Sale

**Date:** 18/08/2017

**Rooms:** 4

**Property Type:** House (Res)



**94 Anderson St LILYDALE 3140 (REI)**

Agent Comments

 3    1    -

**Price:** \$498,000

**Method:** Private Sale

**Date:** 09/09/2017

**Rooms:** 5

**Property Type:** House (Res)

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.