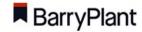
Statement of Information

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 105A David Road, Lilydale Vic 3140								
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price \$919,950								
Median sale price								
Median price \$700,00	00 Pr	roperty Type	House		Suburb	Lilydale		
Period - From 01/10/2	- From 01/10/2019 to 31/12/2019 Source REI				REIV	V		
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						ice	Date of sale	
1								
2								
3								
OR								
B* The estate ager properties were								
This Statement of Information was prepared on:					on:	12/03/2020 09:36		









Property Type: Land **Land Size:** 4000 sqm approx

Agent Comments

Indicative Selling Price \$919,950 Median House Price December quarter 2019: \$700,000

Comparable Properties

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.

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



