

32 North Road, Lilydale Vic 3140



Trent Brown
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3 1 2

Rooms:
Property Type: House
Land Size: 784 sqm
Agent Comments

Indicative Selling Price
\$500,000
Median House Price
March quarter 2017: \$720,000

Comparable Properties



46 Trafalgar Cr LILYDALE 3140 (REI)

Agent Comments

3 1 -

Price: \$548,000
Method: Private Sale
Date: 27/03/2017
Rooms: 4
Property Type: House
Land Size: 868 sqm



154 Hereford Rd LILYDALE 3140 (REI)

Agent Comments

3 1 2

Price: \$540,000
Method: Private Sale
Date: 11/01/2017
Rooms: 5
Property Type: House
Land Size: 522 sqm



396 Swansea Rd LILYDALE 3140 (REI)

Agent Comments

3 1 1

Price: \$461,000
Method: Private Sale
Date: 31/03/2017
Rooms: 4
Property Type: House
Land Size: 863 sqm



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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

32 North Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$500,000

Median sale price

Median price

\$720,000

House

X

Suburb

Lilydale

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
46 Trafalgar Cr LILYDALE 3140	\$548,000	27/03/2017
154 Hereford Rd LILYDALE 3140	\$540,000	11/01/2017
396 Swansea Rd LILYDALE 3140	\$461,000	31/03/2017