

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

5 Union Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000

&

\$740,000

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	10 Bligh Ct LILYDALE 3140	\$720,000	06/07/2017
2	8 Britannia Way LILYDALE 3140	\$715,000	21/06/2017
3	15 Marana CI LILYDALE 3140	\$702,000	10/07/2017

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.~~



 3  2  2

Rooms:
Property Type: House
Land Size: 1198 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
June quarter 2017: \$735,750

Comparable Properties



10 Bligh Ct LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$720,000
Method: Private Sale
Date: 06/07/2017
Rooms: 5
Property Type: House
Land Size: 1293 sqm approx



8 Britannia Way LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$715,000
Method: Private Sale
Date: 21/06/2017
Rooms: 4
Property Type: House
Land Size: 868 sqm approx



15 Marana Ct LILYDALE 3140 (REI)

Agent Comments

 3  1  4

Price: \$702,000
Method: Private Sale
Date: 10/07/2017
Rooms: 4
Property Type: House
Land Size: 862 sqm approx