

## Statement of Information

### Single residential property located in the Melbourne metropolitan area



#### Sections 47AF of the *Estate Agents Act 1980*

##### Property offered for sale

Address  
Including suburb and postcode 71 Alexandra Road, Lilydale VIC 3140

##### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable) Single

price

or range between

\$480,000

&

\$520,000

##### Median sale price

(\*Delete house or unit as applicable)

Median price

\$730,000

\*House

X

\*Unit

Suburb

Lilydale VIC 3140

Period - From

1-Dec-17

to

30-Nov-18

Source

CoreLogic

##### Comparable property sales

**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.