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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

2/10 Brown Street, LILYDALE

### Indicative selling price

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

Range between \$ 570,000 & \$ 627,000

### Median sale price

Median price

\$469,975

Unit

X

LILYDALE

Period - From

01/01/2017

to

31/03/2017

Source

REIV [propertydata.com.au](http://propertydata.com.au)

### Comparable property sales

**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 13a Blair Street, LILYDALE	\$621,000	21/05/2016
2 27 Bristol Crescent, LILYDALE	\$613,000	14/02/2017
3 4a Vance Street , LILYDALE	\$600,000	21/12/2016

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 3 May 2017.