

**House Offered for Sale**

482 Maroondah Highway Lilydale VIC 3140

 3   
  1   
  1
**Indicative Selling Price**

\$460,000 — \$500,000

**Median Sale Price of Houses in Lilydale between Feb 2016 - Jan 2017**

\$615,000 (Source: CoreLogic)

**Comparable Sales**

These are the 3 properties sold within 2 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

**3 Helena Road Lilydale VIC 3140**
 3   
  1   
  1
**Sold Price      \$430,000**

Sold Date      22-Dec-16

Distance      0.52km

**18 Valencia Road Lilydale VIC 3140**
 4   
  1   
  2
**Sold Price      \$480,000**

Sold Date      16-Nov-16

Distance      1.54km

**396 Swansea Road Lilydale VIC 3140**
 3   
  1   
  1
**Sold Price      \$461,000**

Sold Date      31-Mar-17

Distance      1.81km

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