

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 VICTORIA ROAD, LILYDALE, VIC 3140 🕮 6 🕒 2 😂 4







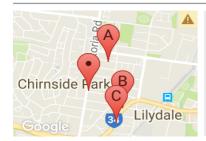
Indicative Selling Price

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

Price Range:

\$855,000 to \$930,000

MEDIAN SALE PRICE



LILYDALE, VIC, 3140

Suburb Median Sale Price (House)

\$740,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



9 BLAIR ST, LILYDALE, VIC 3140







Sale Price

\$893,000

Sale Date: 29/07/2017

Distance from Property: 484m





21 MAROONDAH HWY, LILYDALE, VIC 3140







Sale Price

**\$930,000

Sale Date: 21/11/2017

Distance from Property: 507m





18 NICHOLAS ST, LILYDALE, VIC 3140







Sale Price

*\$1.050.000

Sale Date: 01/11/2017

Distance from Property: 590m



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	52 VICTORIA ROAD, LILYDALE, VIC 3140
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Indicative selling price

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

Price Range: \$855,000 to \$930,000

Median sale price

Median price	\$740,000	House	Χ	Unit	Suburb	LILYDALE
Period	01 April 2017 to 31 March 2018			Source		oricefinder

Comparable property sales

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
9 BLAIR ST, LILYDALE, VIC 3140	\$893,000	29/07/2017
21 MAROONDAH HWY, LILYDALE, VIC 3140	**\$930,000	21/11/2017
18 NICHOLAS ST, LILYDALE, VIC 3140	*\$1,050,000	01/11/2017