



**first
national**
REAL ESTATE

| Mike Brown

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

3 1 2

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

2 1 1

Sale Price

***\$1,050,000**

Sale Date: 01/11/2017

Distance from Property: 590m



This report has been compiled on 07/05/2018 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

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

X

Unit


Suburb

LILYDALE

Period

01 April 2017 to 31 March 2018

Source



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