

# TOO SOON FOR PHOTO

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

12 Athlone Street,  
LILYDALE 3140

### Indicative selling price

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

**Range \$550,000 - \$600,000**

### Median sale price

Median **House** for **LILYDALE** for period **Apr 2018 - Mar 2019**

Sourced from **rpdata**.

**\$687,500**

### 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 the most comparable to the property for sale.

<b>59 Hereford Road,</b> Mt Evelyn 3796	<b>Price \$560,000</b> Sold 11 May 2019
<b>290A Swansea Ro Swansea Ro,</b> Mount Evelyn 3796	<b>Price \$615,000</b> Sold 06 February 2019
<b>79 Hereford Road,</b> Mount Evelyn 3140	<b>Price \$566,566</b> Sold 22 May 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from **rpdata**.

#### Stockdale & Leggo Lilydale

281 Main Street,  
Lilydale VIC 3140

#### Contact agents



**Sharyn Manning**  
Stockdale & Leggo

03 9735 3999  
0412052946

[smanning@stockdaleleggo.com.au](mailto:smanning@stockdaleleggo.com.au)

**Stockdale  
& Leggo**