

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 Bristol Crescent, Lilydale Vic 3140

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$725,500 House X Unit Suburb Lilydale

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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	15 Sanctuary Ct LILYDALE 3140	\$740,000	01/06/2018
2	29 Bristol Cr LILYDALE 3140	\$710,000	28/03/2018
3	15 Panorama Rise LILYDALE 3140	\$710,000	26/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  2  2

Rooms:
Property Type: House
Land Size: 791 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 Year ending June 2018: \$725,500

Comparable Properties



15 Sanctuary Ct LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$740,000
Method: Private Sale
Date: 01/06/2018
Rooms: 5
Property Type: House
Land Size: 710 sqm approx



29 Bristol Cr LILYDALE 3140 (VG)

Agent Comments

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Price: \$710,000
Method: Sale
Date: 28/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



15 Panorama Rise LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$710,000
Method: Private Sale
Date: 26/03/2018
Rooms: 6
Property Type: House
Land Size: 707 sqm approx