

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	2-9/18-20 Blair Street, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$545,000 &	\$595,000
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Median sale price

Median price	\$735,750	Hou	ıse X	Unit		Suburb	Lilydale
Period - From	01/04/2017	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	3/8 Kerr St LILYDALE 3140	\$610,000	22/08/2017
2	7/11 Maroondah Hwy LILYDALE 3140	\$515,000	20/05/2017
3	3/26 Mccomb St LILYDALE 3140	\$500,000	16/07/2017

OR

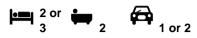
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











Rooms: 4 or 5

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$545,000 - \$595,000 **Median House Price** June quarter 2017: \$735,750

Comparable Properties



3/8 Kerr St LILYDALE 3140 (REI)

=3

2

6 2

Price: \$610.000 Method: Private Sale Date: 22/08/2017

Rooms: 5

Property Type: Unit

Land Size: 208 sqm approx

Agent Comments

7/11 Maroondah Hwy LILYDALE 3140 (REI/VG) Agent Comments

-- 2







Price: \$515,000 Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)



3/26 Mccomb St LILYDALE 3140 (REI)





Price: \$500.000 Method: Private Sale Date: 16/07/2017 Rooms: 3

Property Type: Unit

Agent Comments

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Section 47AF of the Estate Agents Act 1980

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Address Including suburb and	1 & 10/18-20 Blair Street, Lilydale Vic 3140
postcode	

Indicative selling price

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

Single price \$625,000

Median sale price

Median price	\$735,750	Hou	ise X	Unit		Suburb	Lilydale
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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

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Address of comparable property	Price	Date of sale
1		
2		
3		

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.

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Rooms: 5

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$625,000 **Median House Price** June quarter 2017: \$735,750

Comparable Properties



14 The Eyrie LILYDALE 3140 (REI)

=3

Price: \$625.000 Method: Private Sale Date: 10/04/2017

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



2/10 Brown St LILYDALE 3140 (VG)

-- 3

6 2

Price: \$622,000 Method: Sale Date: 27/06/2017

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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.

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