

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

2-9/18-20 Blair Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$545,000

&

\$595,000

Median sale price

Median price \$735,750

House

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.

	Address 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.~~



 2 or 3  2  1 or 2

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)

Agent Comments

 3  2  2

Price: \$610,000
Method: Private Sale
Date: 22/08/2017
Rooms: 5
Property Type: Unit
Land Size: 208 sqm approx

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

Agent Comments

 2  2  -

Price: \$515,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)



3/26 McComb St LILYDALE 3140 (REI)

Agent Comments

 2  2  1

Price: \$500,000
Method: Private Sale
Date: 16/07/2017
Rooms: 3
Property Type: Unit

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

1 & 10/18-20 Blair Street, Lilydale Vic 3140

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

House

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.~~

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.



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$625,000

Method: Private Sale

Date: 10/04/2017

Rooms: -

Property Type: Townhouse (Single)



2/10 Brown St LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$622,000

Method: Sale

Date: 27/06/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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.