

# STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

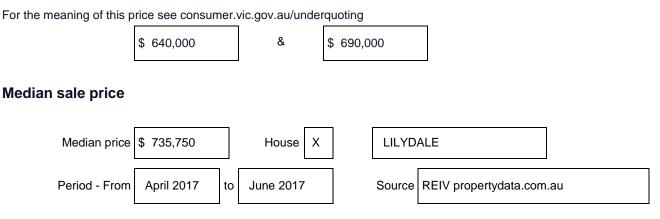
### Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

76 North Road, LILYDALE

## Indicative selling price



### **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
1 13 Baystone Place, LILYDALE	\$ 681,000	20/04/2017
2 13a Summit Road, LILYDALE	\$ 690,000	12/05/2017
3 10 North Road, LILYDALE	\$ 645,000	24/03/2017

Property data source: REIV propertydata.com.au. Generated on 26 July 2017.