
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

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

\$ 640,000

&

\$ 690,000

Median sale price

Median price

\$ 735,750

House

X

LILYDALE

Period - From

April 2017

to

June 2017

Source

REIV propertydata.com.au

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](http://REIV.propertydata.com.au). Generated on 26 July 2017.