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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

6 Newhaven Court, LILYDALE

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$ 750,000 & \$ 825,000

### Median sale price

Median price

\$ 720,000

House

X

Suburb

LILYDALE

Period - From

1<sup>st</sup> Jan 2017

to

31<sup>st</sup> March 2017

Source

[REIV propertydata.com.au](http://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 37 Chester Street, LILYDALE	\$ 800,950	03/11/2016
2 94 Lakeview Drive, LILYDALE	\$ 820,000	24/12/2016
3 8 Waterview Terrace, LILYDALE	\$ 765,000	02/12/2016

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 08<sup>th</sup> May 2017.