

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 132 Nelson Road, LILYDALE

Indicative selling price

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

\$ 570,000

&

\$ 620,000

Median sale price

Median price \$ 720,000

House ☒

Lilydale

Period - From Jan 2017 to 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 2 Sierra Place, CHIRNSIDE PARK | \$ 610,000 | 08/04/2017 |
| 2 4 Black Street, LILYDALE | \$ 610,000 | 31/01/2017 |
| 3 4 Gardiner Street, LILYDALE | \$ 610,000 | 24/03/2017 |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 3rd May 2017.