

**Date: 9/1/2018**

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

8 Nimblefoot Way, Lilydale

### Indicative selling price

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

Single price

\$799,000

### Median sale price

Median price

\$690,000

House

X

Suburb

Lilydale

Period - From

1/7/17

to

30/9/17

Source

REIV

### 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
103 The Gateway, Lilydale	\$800,000	14/7/17
143 The Gateway, Lilydale	\$847,742	12/9/17
24 Chester Street, Lilydale	\$790,000	18/9/17