

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Address	45 Trafalgar Crescent, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$550,000	&	\$600,000

#### Median sale price

Median price	\$692,500	Hou	use X	Unit		Suburb	Lilydale
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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	4 Achilles Ct LILYDALE 3140	\$599,000	25/05/2019
2	7 Goodall Dr LILYDALE 3140	\$597,000	12/02/2019
3	16 Achilles Ct LILYDALE 3140	\$560,000	31/05/2019

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

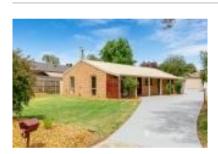
Property Type: House (Previously

Occupied - Detached) Land Size: 927 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$550,000 - \$600,000 **Median House Price** Year ending June 2019: \$692,500

## Comparable Properties



4 Achilles Ct LILYDALE 3140 (REI/VG)

**--**3



Price: \$599,000 Method: Private Sale Date: 25/05/2019 Rooms: 4

Property Type: House Land Size: 865 sqm approx **Agent Comments** 



7 Goodall Dr LILYDALE 3140 (REI/VG)

3





Price: \$597,000 Method: Private Sale Date: 12/02/2019 Rooms: 5

Property Type: House Land Size: 864 sqm approx Agent Comments



16 Achilles Ct LILYDALE 3140 (REI)





Price: \$560,000 Method: Private Sale Date: 31/05/2019

Rooms: -

Property Type: House Land Size: 861 sqm approx **Agent Comments** 

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