

## 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  
Including suburb and  
postcode

45 Trafalgar Crescent, Lilydale Vic 3140

#### Indicative selling price

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

Range between \$550,000

&

\$600,000

#### Median sale price

Median price \$692,500

House

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.



 3  1  2

**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)**

Agent Comments

 3  1  2

**Price:** \$599,000

**Method:** Private Sale

**Date:** 25/05/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 865 sqm approx



**7 Goodall Dr LILYDALE 3140 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$597,000

**Method:** Private Sale

**Date:** 12/02/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 864 sqm approx



**16 Achilles Ct LILYDALE 3140 (REI)**

Agent Comments

 3  1  -

**Price:** \$560,000

**Method:** Private Sale

**Date:** 31/05/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 861 sqm approx