

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

13 Nicholson Crescent, Lilydale Vic 3140

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$730,000 House X Unit Suburb Lilydale

Period - From 01/01/2018 to 31/03/2018 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	17 Oaks St LILYDALE 3140	\$665,000	06/04/2018
2	22 Bradman Av MOUNT EVELYN 3796	\$651,000	22/02/2018
3	14 Melody CI LILYDALE 3140	\$638,000	18/04/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median House Price
March quarter 2018: \$730,000

Comparable Properties



17 Oaks St LILYDALE 3140 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 06/04/2018
Rooms: 5
Property Type: House (Res)



22 Bradman Av MOUNT EVELYN 3796 (REI/VG) Agent Comments



Price: \$651,000
Method: Private Sale
Date: 22/02/2018
Rooms: 5
Property Type: House
Land Size: 924 sqm approx



14 Melody Ct LILYDALE 3140 (REI)

Agent Comments



Price: \$638,000
Method: Private Sale
Date: 18/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 544 sqm approx