

RT Edgar

STATEMENT OF INFORMATION

19 July 2017

Property offered for sale

28 Parkside Close, Lilydale VIC 3140

Indicative selling price

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

Range
between \$595,000 & \$650,000

Median sale price

Median price	\$680,000	House	X	Unit	Suburb	Lilydale 3140
Period - From	1 Jul 2016	to	10 Jul 2017	Source	realestate.com.au	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 32 North Rd LILYDALE 3140 VIC	\$ 600,000	17/05/2017
2 2 Mont Vue LILYDALE 3140 VIC	\$ 637,500	29/03/2017
3 3 Keats Rd MOOROOLBARK 3138 VIC	\$ 680,000	05/05/2017