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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

25 Parkside Close Lilydale VIC 3140

 4  2  2

## Indicative Selling Price

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

Range between \$670,000 & \$710,000

## Median Sale Price

\$720,000 Houses in Lilydale between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**96 Alexandra Road Lilydale VIC 3140**

 4  2  1

Sold Price

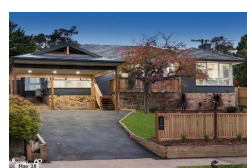
**\$682,000**

Sold Date

**15-Oct-18**

Distance

**0.91km**



**10 Burton Road Lilydale VIC 3140**

 4  2  2

Sold Price

**\$710,000**

Sold Date

**09-Jun-18**

Distance

**1.1km**



**40A Fernhill Road Mount Evelyn VIC 3796**

 4  2  2

Sold Price

**\$695,000**

Sold Date

**24-May-18**

Distance

**1.74km**

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