

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 39 Winnetka Drive, Lilydale

Indicative selling price

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

\$550,000

&

\$600,000

Median sale price

Median price \$737,750

*House

X

*Unit

Suburb LILYDALE, 3140

Period - From Apr 17

to

Jun 17

Source

[REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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
1/9 Helena Road Lilydale	\$575,000	05/06/2017
32 North Road Lilydale	\$600,000	17/05/2017
4 Gardiner Street Lilydale	\$600,000	24/03/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.