

# 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

25 Thomas Crescent, Lilydale

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price

\$\*

or range  
between

\$690,000

&

\$710,000

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$683,500

\*House

X

\*Unit

Suburb

Lilydale

Period - From

01/10/2018

to

31/12/2018

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) 15 Inverness Road, Mt Evelyn	\$720,000	01/03/2019
2) 18 Sycamore Grove, Mt Evelyn	\$720,000	24/01/2019
3) 4 Falls Road, Mt Evelyn	\$712,000	31/01/2019

~~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.~~