

## 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 13B Queen Road, Lilydale VIC 3140

#### Indicative selling price

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

Single price \$ or range between \$310,000 & \$340,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$545,000 \*House \*Land X Lilydale VIC 3140

Period - From 01 Mar 2018 to 28 Feb 2019 Source CoreLogic

#### Comparable property sales

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. 6A Queen Road Lilydale VIC 3140	\$287,000	02-Jan-18
2. 19 Bastow Road Lilydale VIC 3140	\$387,000	03-Sep-18
3. 15A Fortune Avenue Lilydale VIC 3140	\$355,000	16-Jul-18