

Date: 9-8-18

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

2/55 Albert Hill Road, Lilydale VIC 3140

Indicative selling price

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

Single price

\$635,000

Median sale price

Median price

\$712,000

House

Unit

X

Suburb
or locality

Lilydale

Period - From

01/04/2018

to

30/06/2018

Source

REIV

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
14 Hermitage Street, Lilydale	\$650,000	24/6/18
42 Kidgell Street, Lilydale	\$595,000	24/4/18
3/20 Beresford Road, Lilydale	\$610,000	22/3/18