

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	42 Morokai Grove, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$680,00	8	\$740,000	
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## Median sale price

Median price	\$730,000	Hou	use X	Unit		Suburb	Lilydale
Period - From	01/01/2018	to	31/03/2018		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.

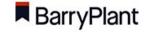
Add	dress of comparable property	Price	Date of sale
1	13 Trenton PI MOOROOLBARK 3138	\$740,000	06/04/2018
2	48 Winnetka Dr LILYDALE 3140	\$710,000	30/11/2017
3	1 Camplin Rise LILYDALE 3140	\$690,000	07/05/2018

## OR

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.











Rooms:

Property Type: House Land Size: 860 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$680,000 - \$740,000 **Median House Price** March quarter 2018: \$730,000

# Comparable Properties



13 Trenton PI MOOROOLBARK 3138 (REI)

**---** 3



Price: \$740,000 Method: Private Sale Date: 06/04/2018 Rooms: 5

Property Type: House

**Agent Comments** 



48 Winnetka Dr LILYDALE 3140 (REI/VG)





Price: \$710,000 Method: Private Sale Date: 30/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 930 sqm approx

Agent Comments



1 Camplin Rise LILYDALE 3140 (REI)

**--** 3





Price: \$690,000 Method: Private Sale Date: 07/05/2018 Rooms: 4

Property Type: House Land Size: 318 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





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