

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
Including suburb and
postcode

42 Morokai Grove, Lilydale Vic 3140

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$730,000

House

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.

	Address 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.



 3  2  3

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 Pl MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

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



48 Winnetka Dr LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  4

Price: \$710,000
Method: Private Sale
Date: 30/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 930 sqm approx



1 Camplin Rise LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$690,000
Method: Private Sale
Date: 07/05/2018
Rooms: 4
Property Type: House
Land Size: 318 sqm approx