# 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

4 Arwon Court Lilydale VIC 3140

#### 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	\$750,000	&	\$825,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$725,000	Prop	erty type		House	Suburb	Lilydale
Period-from	01 Oct 2019	to	30 Sep 2	2020	Source		Corelogic

#### 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 6 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
35 The Gateway Lilydale VIC 3140	\$765,000	27-Jul-20
7 Newhaven Court Lilydale VIC 3140	\$808,000	29-Jul-20
140 The Gateway Lilydale VIC 3140	\$815,000	05-Jul-20

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 6 months.

This Statement of Information was prepared on: 19 October 2020

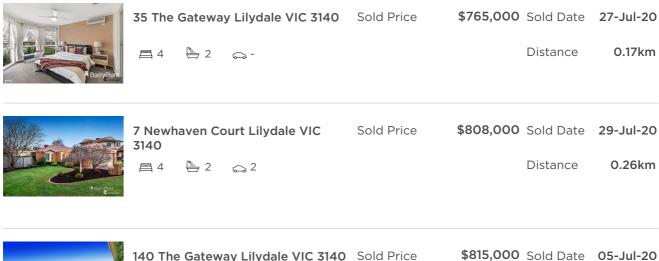


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140 The Gateway Lilydale VIC 3140	Sold Price	\$815,000	Sold Date	05-Jul-20
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#### RS = Recent sale UN = Undisclosed Sale

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