

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 1 / 2 Jones Street, 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 \$415,000 & \$445,000

Median sale price

(*Delete house or unit as applicable)

Median price \$550,000 *House *Unit X Suburb Lilydale

Period - From Oct 2017 to Sep 2018 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. 3/30 Anderson St, Lilydale	\$460,000	13 March 2018
2. 2/10 John St, Lilydale	\$431,000	29 May 2018
3. 50 Beresford Rd, Lilydale	\$466,000	2 May 2018