

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 4/55 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

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

Single price \$679,950

Median sale price

Median price \$562,200 House Unit X 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	9 The Parkway CHIRNSIDE PARK 3116	\$702,000	23/02/2018
2	22a Chevalier Cr MOOROOLBARK 3138	\$675,000	08/11/2017
3	24a Towers Rd LILYDALE 3140	\$670,000	21/02/2018

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  2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$679,950
Median Unit Price
March quarter 2018: \$562,200

Comparable Properties



9 The Parkway CHIRNSIDE PARK 3116 (REI) **Agent Comments**

 3  2  2

Price: \$702,000
Method: Private Sale
Date: 23/02/2018
Rooms: -
Property Type: House (Res)



22a Chevalier Cr MOOROOLBARK 3138 (REI/VG) **Agent Comments**

 3  2  2

Price: \$675,000
Method: Private Sale
Date: 08/11/2017
Rooms: 5
Property Type: House (Res)



24a Towers Rd LILYDALE 3140 (REI) **Agent Comments**

 3  2  2

Price: \$670,000
Method: Private Sale
Date: 21/02/2018
Rooms: 5
Property Type: Unit