

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

11 Towers Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$700,000

House

X

Unit

Suburb Lilydale

Period - From 01/04/2018

to

31/03/2019

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	3 Waree St LILYDALE 3140	\$730,000	07/01/2019
2	11 Olinda Park Rise LILYDALE 3140	\$720,000	21/01/2019
3	58 Rockys Way LILYDALE 3140	\$704,000	25/04/2019

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:
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
Year ending March 2019: \$700,000

Comparable Properties



3 Waree St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 07/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 863 sqm approx



11 Olinda Park Rise LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 21/01/2019
Rooms: -
Property Type: House
Land Size: 665 sqm approx



58 Rockys Way LILYDALE 3140 (REI)

Agent Comments



Price: \$704,000
Method: Private Sale
Date: 25/04/2019
Rooms: 5
Property Type: House
Land Size: 738 sqm approx