## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$665,000

# Property offered for sale

Address 1	17A Maroondah Highway, Lilydale Vic 3140
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$660,000	&	\$720,000
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#### Median sale price

Median price	\$777,500	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/01/2020	to	31/03/2020		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.

Add	ress of comparable property	Price	Date of sale
1	1 Norris Dr LILYDALE 3140	\$725,000	26/03/2020
2	12 Camplin Rise LILYDALE 3140	\$720,000	06/03/2020

#### OR

3

44 Winnetka Dr LILYDALE 3140

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.

This Statement of Information was prepared on:	06/05/2020 10:06



24/02/2020











Property Type: House (Res) Land Size: 690 sqm approx **Agent Comments** 

**Median House Price** 

March quarter 2020: \$777,500

**Indicative Selling Price** \$660,000 - \$720,000

# Comparable Properties



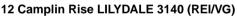
1 Norris Dr LILYDALE 3140 (REI/VG)





Price: \$725,000 Method: Private Sale Date: 26/03/2020 Rooms: 6

Property Type: House Land Size: 861 sqm approx **Agent Comments** 











Price: \$720,000 Method: Private Sale Date: 06/03/2020 Rooms: 5

Property Type: House Land Size: 637 sqm approx Agent Comments









Price: \$665,000 Method: Private Sale Date: 24/02/2020 Rooms: 5

Property Type: House Land Size: 373 sqm approx **Agent Comments** 

Account - Philip Webb



