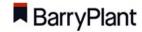
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offered for sa	le								
Inclu	Address ding suburb and postcode	Poyner Av	enue, Lilydal	e Vic	3140					
Indica	tive selling price									
For the	meaning of this pri	ce see con	sumer.vic.go	ον.au/ι	underquo	ting				
Range	e between \$520,00	00	&		\$570,000					
Media	n sale price									
Medi	ian price \$708,000	Pr	operty Type	Hous	е		Suburb	Lilydale		
Perio	d - From 01/04/202	20 to	30/06/2020	)	Sc	urce	REIV			
Comp	arable property s	sales (*De	lete A or B	belo	w as ap <sub>l</sub>	olica	ble)			
<b>A*</b>	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							Р	rice	Date of sale	
1										
2										
3										
OR										
В*	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:							on:	06/10/2020 16:39		









Occupied - Detached)

Land Size: 867 sqm approx

Agent Comments

Indicative Selling Price \$520,000 - \$570,000 Median House Price June quarter 2020: \$708,000

## Comparable Properties

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.

**Account** - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



