

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

3 Karabec Place, LILYDALE

Indicative selling price

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

Range between \$ 620,000 & \$ 682,000

Median sale price

Median price \$ 720,000

House X

Suburb LILYDALE

Period - From Jan 2017 to March 2017

Source REIV propertydata.com.au

Comparable property sales

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 24 Nicholson Cres, LILYDALE	\$ 665,000	16/03/2017
2 17 Edinburgh Road, LILYDALE	\$ 660,077	24/02/2017
3 3 Old Gippsland Road, LILYDALE	\$ 661,000	16/02/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 22 May 2017.