

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110 THE GATEWAY, LILYDALE, VIC 3140

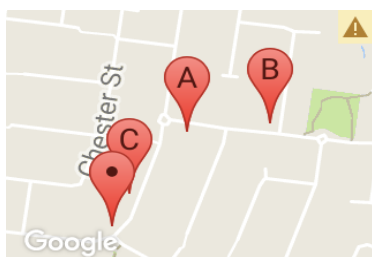
 4  2  2

Indicative Selling Price

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

Price Range: **\$700,000 to \$770,000**

MEDIAN SALE PRICE



LILYDALE, VIC, 3140

Suburb Median Sale Price (House)

\$742,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



65 THE GWY, LILYDALE, VIC 3140

 4  2  2

Sale Price

****\$760,000**

Sale Date: 08/11/2017

Distance from Property: 208m



68 THE GWY, LILYDALE, VIC 3140

 3  2  2

Sale Price

\$741,000

Sale Date: 30/11/2017

Distance from Property: 316m



104 THE GWY, LILYDALE, VIC 3140

 3  2  2

Sale Price

\$742,000

Sale Date: 20/11/2017

Distance from Property: 64m



This report has been compiled on 08/04/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

110 THE GATEWAY, LILYDALE, VIC 3140

Indicative selling price

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

Price Range:

\$700,000 to \$770,000

Median sale price

Median price

\$742,000

House

X

Unit


Suburb

LILYDALE

Period

01 October 2017 to 31 March 2018

Source



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
65 THE GWY, LILYDALE, VIC 3140	**\$760,000	08/11/2017
68 THE GWY, LILYDALE, VIC 3140	\$741,000	30/11/2017
104 THE GWY, LILYDALE, VIC 3140	\$742,000	20/11/2017