

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	12 Meadowvale Court, Lilydale Vic 3140
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Indicative selling price

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

Single price	\$719,950
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Median sale price

Median price	\$710,000	House	X	Unit		Suburb	Lilydale
Period - From	01/10/2016	to	30/09/2017	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	12 Clearwater Dr LILYDALE 3140	\$738,000	20/06/2017
2	10 Clearwater Dr LILYDALE 3140	\$712,000	17/10/2017
3	89 Lakeview Dr LILYDALE 3140	\$710,000	21/07/2017

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: Land
Land Size: 607 sqm approx
 Agent Comments

Indicative Selling Price
 \$719,950

Median House Price
 Year ending September 2017: \$710,000

Comparable Properties



12 Clearwater Dr LILYDALE 3140 (REI)

Agent Comments



Price: \$738,000
Method: Private Sale
Date: 20/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 587 sqm approx



10 Clearwater Dr LILYDALE 3140 (REI)

Agent Comments



Price: \$712,000
Method: Private Sale
Date: 17/10/2017
Rooms: 4
Property Type: House
Land Size: 574 sqm approx



89 Lakeview Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 21/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 865 sqm approx