

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered f	or sale
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A -l -l	
Address	12 Meadowvale Court, Lilydale Vic 3140
Including suburb and	
postcode	
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Indicative selling price

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

Median sale price

Median price	\$710,000	Hou	se 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)

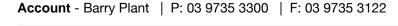
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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.







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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)



Price: \$738,000 Method: Private Sale Date: 20/06/2017

Rooms: 5

Property Type: House (Res) Land Size: 587 sqm approx

Agent Comments



10 Clearwater Dr LILYDALE 3140 (REI)

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Price: \$712,000 Method: Private Sale Date: 17/10/2017

Rooms: 4

Property Type: House Land Size: 574 sqm approx Agent Comments



89 Lakeview Dr LILYDALE 3140 (REI/VG)





Price: \$710,000 Method: Private Sale Date: 21/07/2017 Rooms: 7

Property Type: House (Res) Land Size: 865 sqm approx

Agent Comments

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





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