

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

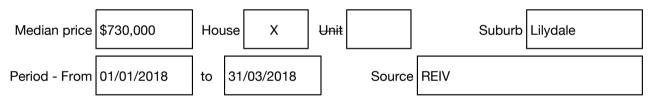
ess 2 Karita Court, Lilydale Vic 3140 Ind Ide

Indicative selling price

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

Range between	\$570,000	&	\$620,000

Median sale price



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	30 Winnetka Dr LILYDALE 3140	\$610,000	11/12/2017
2	34 Trafalgar Cr LILYDALE 3140	\$607,500	18/04/2018
3	10/9 North Rd LILYDALE 3140	\$580,000	18/01/2018

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.

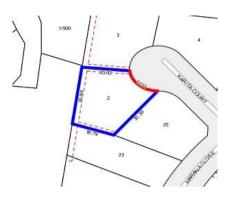
Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

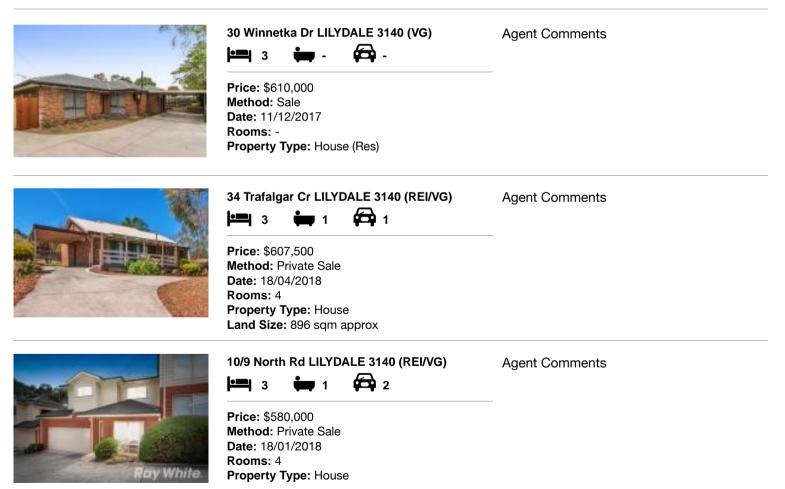






Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 858 sqm approx Agent Comments Indicative Selling Price \$570,000 - \$620,000 Median House Price March quarter 2018: \$730,000

Comparable Properties



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