

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

2 Karita Court, Lilydale Vic 3140

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$730,000

House

X

Unit

Suburb Lilydale

Period - From 01/01/2018

to

31/03/2018

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	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.



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



30 Winnetka Dr LILYDALE 3140 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 11/12/2017

Rooms: -

Property Type: House (Res)



34 Trafalgar Cr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$607,500

Method: Private Sale

Date: 18/04/2018

Rooms: 4

Property Type: House

Land Size: 896 sqm approx



10/9 North Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 18/01/2018

Rooms: 4

Property Type: House