

## 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

15 Panorama Rise, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$729,950

#### Median sale price

Median price

\$753,500

House

X

Unit

Suburb

Lilydale

Period - From

01/10/2017

to

31/12/2017

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	15-17 Cobden Cr LILYDALE 3140	\$747,000	29/11/2017
2	22 Parkside CI LILYDALE 3140	\$742,000	25/01/2018
3	2 Panorama Rise LILYDALE 3140	\$730,000	27/12/2017

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.



 3  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 707 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$729,950  
**Median House Price**  
 December quarter 2017: \$753,500

## Comparable Properties



**15-17 Cobden Cr LILYDALE 3140 (REI)**

Agent Comments

 4  2  2

**Price:** \$747,000  
**Method:** Private Sale  
**Date:** 29/11/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 1851 sqm approx



**22 Parkside CI LILYDALE 3140 (VG)**

Agent Comments

 3  -  -

**Price:** \$742,000  
**Method:** Sale  
**Date:** 25/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx



**2 Panorama Rise LILYDALE 3140 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 27/12/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 633 sqm approx