

## 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

8 Rory Court, 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

\$769,950

#### 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	53 Lakeview Dr LILYDALE 3140	\$815,000	24/11/2017
2	5 Lilac Rise LILYDALE 3140	\$765,000	04/07/2017
3	101 Lakeview Dr LILYDALE 3140	\$760,000	21/08/2017

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:** House (Previously Occupied - Detached)

**Land Size:** 673 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$769,950

**Median House Price**

Year ending September 2017: \$710,000

## Comparable Properties



**53 Lakeview Dr LILYDALE 3140 (REI)**

**Agent Comments**



**Price:** \$815,000

**Method:** Private Sale

**Date:** 24/11/2017

**Rooms:** 7

**Property Type:** House (Res)



**5 Lilac Rise LILYDALE 3140 (REI/VG)**

**Agent Comments**



**Price:** \$765,000

**Method:** Private Sale

**Date:** 04/07/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 670 sqm approx



**101 Lakeview Dr LILYDALE 3140 (REI/VG)**

**Agent Comments**



**Price:** \$760,000

**Method:** Private Sale

**Date:** 21/08/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 867 sqm approx