

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

58 Rockys Way, Lilydale Vic 3140

Indicative selling price

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

Range between \$650,000

&

\$695,000

Median sale price

Median price \$715,000

House

X

Unit

Suburb Lilydale

Period - From 01/01/2018

to

31/12/2018

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	362 Swansea Rd MOUNT EVELYN 3796	\$672,000	27/10/2018
2	4 Autumn Gr MOOROOLBARK 3138	\$665,000	07/11/2018
3	3 The Circuit LILYDALE 3140	\$658,000	22/03/2019

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: 738 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$695,000
Median House Price
 Year ending December 2018: \$715,000

Comparable Properties



362 Swansea Rd MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  2  2

Price: \$672,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House
Land Size: 1012 sqm approx



4 Autumn Gr MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$665,000
Method: Private Sale
Date: 07/11/2018
Rooms: 4
Property Type: House (Res)
Land Size: 919 sqm approx



3 The Circuit LILYDALE 3140 (REI)

Agent Comments

 4  2  2

Price: \$658,000
Method: Private Sale
Date: 22/03/2019
Rooms: -
Property Type: House
Land Size: 651 sqm approx