

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1 Lucille Close, Lilydale

Indicative selling price

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

Single price \$ or range between \$490,000 & \$530,000

Median sale price

Median price \$482,000 *House *Unit X Suburb Lilydale

Period - From 01/10/2018 to 31/12/2018 Source REIV

Comparable property sales

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
3/24 Deschamps Street, Lilydale	\$512,500	29/09/2018
6/7-9 Clyde Street, Lilydale	\$525,545	02/11/2018
1/7-9 Clyde Street, Lilydale	\$500,000	04/12/2018

OR

~~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.~~