

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

3 Tinaroo Grove, Lilydale Vic 3140

Indicative selling price

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

Range between \$600,000

&

\$660,000

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	5 Grandvalley Dr CHIRNSIDE PARK 3116	\$660,000	25/10/2017
2	1/17 Koombooloomba Ct LILYDALE 3140	\$655,000	11/10/2017
3	12b Meadowgate Dr CHIRNSIDE PARK 3116	\$645,000	16/12/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
December quarter 2017: \$753,500

Comparable Properties



5 Grandvalley Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 25/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 553 sqm approx



1/17 Koombooloomba Ct LILYDALE 3140 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 11/10/2017
Rooms: -
Property Type: House
Land Size: 511 sqm approx



12b Meadowgate Dr CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$645,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 400 sqm approx