

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	3 Tinaroo Grove, Lilydale Vic 3140
Including suburb and	
postcode	

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	Hou	ise 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.

Add	dress 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

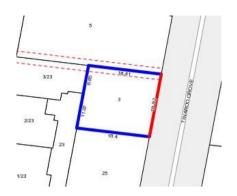
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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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) **--**3

Price: \$660,000 Method: Private Sale Date: 25/10/2017 Rooms: 4

Property Type: House (Res) Land Size: 553 sqm approx

Agent Comments

Agent Comments



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)

Price: \$645,000 Method: Auction Sale Date: 16/12/2017 Rooms: 4

Property Type: House (Res) Land Size: 400 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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