

Date: 20/02/2019
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
Including suburb and
postcode 3/5 Albert Road, Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$460,000 & \$500,000

Median sale price

(*Delete house or unit as applicable)

Median price \$525,000 *House *Unit Y Suburb Lilydale

Period – From 01 Feb 2018 to 31 Jan 2019 Source CoreLogic

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 – 4 Evie Close, Lilydale VIC 3140	\$517,000	04-Jan-19
2 – 4/9 Slevin Street, Lilydale VIC 3140	\$480,000	18-Oct-18
3 – 1/7-9 Clyde Street, Lilydale VIC 3140	\$500,000	19-Nov-18

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.