Date: 22/2/19

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	20 Kingsburgh Lane, Lilydale VIC 3140

0Indicative selling price

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

Single price	$769,950	or range between	$	&	$

Median sale price

(*Delete house or unit as applicable)

Median price	$730,000	*House	Y	*Unit		Suburb	Lilydale

Period – From	01 Jan 2018	to	31 Dec 2018	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 – 84 The Gateway, Lilydale VIC 3140	$840,000	25/9/18
2 – 104 Nimblefoot Way, Lilydale VIC 3140	$771,000	9/11/18
3 – 18 Benito Court, Lilydale VIC 3140	$900,000	12/8/18

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.