

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

11/9 North Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$735,750

House

X

Unit

Suburb Lilydale

Period - From 01/04/2017

to

30/06/2017

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	6 Tugun Rd LILYDALE 3140	\$520,000	18/07/2017
2	7/11 Maroondah Hwy LILYDALE 3140	\$515,000	20/05/2017
3	56 Salisbury Bnd LILYDALE 3140	\$502,000	17/08/2017

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.~~



 2  1  1

Rooms:
Property Type: Townhouse
(Single)
Land Size: 144 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
June quarter 2017: \$735,750

Comparable Properties



6 Tugun Rd LILYDALE 3140 (REI)

Agent Comments

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Price: \$520,000
Method: Private Sale
Date: 18/07/2017
Rooms: 3
Property Type: House
Land Size: 855 sqm approx

7/11 Maroondah Hwy LILYDALE 3140 (REI/VG) Agent Comments

 2  2  -

Price: \$515,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)



56 Salisbury Bnd LILYDALE 3140 (REI)

Agent Comments

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Price: \$502,000
Method: Private Sale
Date: 17/08/2017
Rooms: 3
Property Type: Unit