

Date: 17.04.2018  
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

50 Beresford Road, Lilydale VIC 3140

## Indicative selling price

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

Single price

\$\*

or range between

\$435,000

&

\$465,000

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$567,300

\*House

\*Unit

X

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) 4/14 Rouke St LILYDALE	\$495,000	16/11/2017
2) 3/50 Anderson St LILYDALE	\$460,000	29/03/2018
3) 4/45-47 Clarke St LILYDALE	\$440,000	01/02/2018

~~**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.~~