

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

3 Crestway, Lilydale Vic 3140

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$700,000 House ☒ Unit ☐ Suburb Lilydale

Period - From 01/04/2018 to 31/03/2019 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	17 Clubpoint Dr CHIRNSIDE PARK 3116	\$605,000	12/01/2019
2	7 Goodall Dr LILYDALE 3140	\$597,000	12/02/2019
3	54 Crown Point Ridg CHIRNSIDE PARK 3116	\$590,000	29/03/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 892 sqm approx

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median House Price

Year ending March 2019: \$700,000

Comparable Properties



17 Clubpoint Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 12/01/2019

Rooms: 1

Property Type: Land

Land Size: 855 sqm approx



7 Goodall Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$597,000

Method: Private Sale

Date: 12/02/2019

Rooms: 5

Property Type: House

Land Size: 864 sqm approx



54 Crown Point Ridg CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 29/03/2019

Rooms: -

Property Type: House

Land Size: 862 sqm approx