

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	3 Crestway, Lilydale Vic 3140
Including suburb and	
postcode	

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	Hou	use X	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.

Add	dress 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.











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)





Price: \$605,000 Method: Private Sale Date: 12/01/2019

Rooms: 1

Property Type: Land Land Size: 855 sqm approx **Agent Comments**



7 Goodall Dr LILYDALE 3140 (REI/VG)







Price: \$597.000 Method: Private Sale Date: 12/02/2019

Rooms: 5

Property Type: House Land Size: 864 sqm approx **Agent Comments**



54 Crown Point Ridg CHIRNSIDE PARK 3116

(REI/VG)







Price: \$590.000 Method: Private Sale Date: 29/03/2019

Rooms: -

Property Type: House Land Size: 862 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122





Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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