



first  
national  
REAL ESTATE

Mike Brown

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**138 NELSON ROAD, LILYDALE, VIC 3140**

5 2 8

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$870,000**

## MEDIAN SALE PRICE



**LILYDALE, VIC, 3140**

Suburb Median Sale Price (House)

**\$745,000**

01 October 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**8 KENTHURST CRT, LILYDALE, VIC 3140**

4 2 2

### Sale Price

**\*\$850,000**

Sale Date: 28/03/2018

Distance from Property: 2km



**47 MANGANS RD, LILYDALE, VIC 3140**

4 2 2

### Sale Price

**\$870,000**

Sale Date: 29/01/2018

Distance from Property: 1.2km



**6 REDMILL CRT, LILYDALE, VIC 3140**

4 2 6

### Sale Price

**\$900,000**

Sale Date: 09/11/2017

Distance from Property: 173m



This report has been compiled on 21/05/2018 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

138 NELSON 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)

Single Price:

\$870,000

Median sale price

Median price

\$745,000

House

X

Unit


Suburb

LILYDALE

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
8 KENTHURST CRT, LILYDALE, VIC 3140	*\$850,000	28/03/2018
47 MANGANS RD, LILYDALE, VIC 3140	\$870,000	29/01/2018
6 REDMILL CRT, LILYDALE, VIC 3140	\$900,000	09/11/2017