

# 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

28 Alfred 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)

Range between \$595,000 & \$625,000

### Median sale price

Median price \$730,000 House X Unit Suburb Lilydale

Period - From 01/10/2017 to 30/09/2018 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	15 Fortune Av LILYDALE 3140	\$623,790	27/06/2018
2	21 Fortune Av LILYDALE 3140	\$620,000	25/06/2018
3	129 Anderson St LILYDALE 3140	\$612,000	19/07/2018

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 (Res)  
**Land Size:** 350 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$595,000 - \$625,000  
**Median House Price**  
 Year ending September 2018: \$730,000

## Comparable Properties



**15 Fortune Av LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$623,790  
**Method:** Private Sale  
**Date:** 27/06/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 456 sqm approx



**21 Fortune Av LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 25/06/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 414 sqm approx



**129 Anderson St LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$612,000  
**Method:** Private Sale  
**Date:** 19/07/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 478 sqm approx