

Date: 06/08/2019  
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 56-58 Alexandra 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 \$679,950 or range between \$ & \$

## Median sale price

(\*Delete house or unit as applicable)

Median price \$685,000 \*House y \*Unit Suburb Lilydale

Period – From 01 Jul 2018 to 30 Jun 2019 Source CoreLogic

## 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. 53A Alexandra Road, Lilydale VIC 3140	\$641,000	18 Dec 18
2. 40 Old Gippsland Road, Lilydale VIC 3140	\$671,500	18 Nov 18
3. 75 David Road, Lilydale VIC 3140	\$575,000	17 Mar 19

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.