

Date: 21/05/2019

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 4 Clearwater Drive, Lilydale 3140

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$658,000 House ☒ Unit ☐ Suburb or locality Lilydale
Period - From 01/01/2019 to 31/03/2019 Source REIV

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
7 Shernalee Court, Lilydale 3140	\$660,000	10/03/2019
9 Haven Court, Mooroolbark 3138	\$675,000	08/05/2019
4 Naroo Road, Mooroolbark 3138	\$655,000	15/01/2019