

# 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 2 Mont Vue, Lilydale

### Indicative selling price

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

Single price \$649,950

or range between

\$

&

\$

### Median sale price

Median price \$684,000

\*House

X

\*Unit

Suburb Lilydale

Period - From 1/10/2018

to 31/12/2018

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
53A Alexandra Road, Lilydale	\$641,000	4/01/2019
17 Plaza Court, Lilydale	\$657,000	24/12/2018
7 Gary Court, Lilydale	\$627,000	21/01/2019

### OR

~~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.~~