

### 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

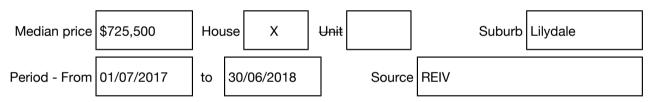
ess 18 Creek Road, Lilydale Vic 3140 and ode

#### Indicative selling price

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

| Range between | \$550,000 | & | \$600,000 |
|---------------|-----------|---|-----------|
|---------------|-----------|---|-----------|

#### Median sale price



#### 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                              | 9 Beresford Rd LILYDALE 3140   | \$600,000 | 14/05/2018   |
| 2                              | 40a Beresford Rd LILYDALE 3140 | \$570,000 | 29/05/2018   |
| 3                              | 1 Isla CI LILYDALE 3140        | \$550,000 | 09/04/2018   |

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.

#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 313 sqm approx Agent Comments

**Indicative Selling Price** \$550,000 - \$600,000 **Median House Price** Year ending June 2018: \$725,500

## **Comparable Properties**



**1** 3

Agent Comments

40a Beresford Rd LILYDALE 3140 (REI/VG)

2 2

Agent Comments



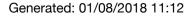
1 Isla CI LILYDALE 3140 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 09/04/2018 Rooms: 5 Property Type: Unit Land Size: 224 sqm approx

#### Agent Comments

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