

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

18 Creek Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$725,500

House

X

Unit

Suburb Lilydale

Period - From 01/07/2017

to

30/06/2018

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 | 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.



 2  1  0

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



9 Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  1

Price: \$600,000
Method: Private Sale
Date: 14/05/2018
Rooms: 4
Property Type: House
Land Size: 487 sqm approx



40a Beresford Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$570,000
Method: Private Sale
Date: 29/05/2018
Rooms: 5
Property Type: House
Land Size: 268 sqm approx



1 Isla Ct LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

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