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

6 Wily Court, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	/underquot	ing				
Range betweer	n \$740,000		&		\$780,000					
Median sale price										
Median price	\$700,000	Pro	Property Type		House		Suburb	Lilydale		
Period - From	01/10/2019	to	31/12/2019)	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Benjamin Cha MOOROOLBARK 3138	\$770,000	23/12/2019
2	77 Albert Hill Rd LILYDALE 3140	\$761,000	30/09/2019
3	89 Lakeview Dr LILYDALE 3140	\$749,000	30/12/2019

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.

This Statement of Information was prepared on:

04/02/2020 16:00









Property Type: House (Previously Occupied - Detached) Land Size: 669 sqm approx Agent Comments Indicative Selling Price \$740,000 - \$780,000 Median House Price December quarter 2019: \$700,000

Comparable Properties



4 Benjamin Cha MOOROOLBARK 3138 (REI) Agent Comments



Price: \$770,000 Method: Private Sale Date: 23/12/2019 Property Type: House Land Size: 749 sqm approx

77 Albert Hill Rd LILYDALE 3140 (VG)

Agent Comments



Price: \$761,000 Method: Sale Date: 30/09/2019 Property Type: House (Res) Land Size: 564 sqm approx



89 Lakeview Dr LILYDALE 3140 (REI)



Price: \$749,000 Method: Private Sale Date: 30/12/2019 Rooms: 4 Property Type: House (Res) Land Size: 865 sqm approx Agent Comments

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



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.