

Date: 7-5-18

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 postcode 2 Joy Court, Lilydale 3140

Indicative selling price

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

Range between \$775,000 & \$795,000

Median sale price

Median price \$730,000 House Unit Suburb or locality Lilydale

Period - From 1/1/18 to 31/3/18 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
3 Valley View Court, Lilydale	\$770,000	24/4/18
9 Lakeview Drive, Lilydale	\$795,000	19/4/18
53 Lakeview Drive, Lilydale	\$815,000	24/11/17