

42 Eucalypt Drive, Lilydale Vic 3140



Trent Brown  
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Rooms:  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$800,000  
**Median House Price**  
March quarter 2017: \$720,000

## Comparable Properties



16 Regent Av MOOROOLBARK 3138 (REI)

Agent Comments



**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 24/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 612 sqm



94 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 24/12/2016  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 865 sqm



57 Lakeview Dr LILYDALE 3140 (REI)

Agent Comments



**Price:** \$802,000  
**Method:** Private Sale  
**Date:** 10/12/2016  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 886 sqm



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## 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

42 Eucalypt Drive, Lilydale Vic 3140

#### Indicative selling price

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

Single price

\$800,000

#### Median sale price

Median price

\$720,000

House

X

Suburb

Lilydale

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
16 Regent Av MOOROOLBARK 3138	\$875,000	24/02/2017
94 Lakeview Dr LILYDALE 3140	\$820,000	24/12/2016
57 Lakeview Dr LILYDALE 3140	\$802,000	10/12/2016