

0420202342 trent@multisell.com.au

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





Comparable Properties



16 Regent Av MOOROOLBARK 3138 (REI)

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)

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)

Price: \$802,000 Method: Private Sale Date: 10/12/2016 Rooms: 6

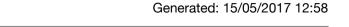
Property Type: House Land Size: 886 sqm

Agent Comments

Agent Comments

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Account - Multisell | P: 03 9727 5588 | F: 03 9727 5566









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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

Single price \$800,000

Median sale price

Median price	\$720,000	Н	ouse	Х		Sub	ourb	Lilydale
Period - From	01/01/2017	to	31/03	3/2017	Sou	ce	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

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