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	4 Karita Court, Lilydale Vic 3140

Indicative selling price

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

Range between	$570,000	&	$610,000

Median sale price

Median price	$692,500	House	X	Unit		Suburb	Lilydale
Period - From	01/07/2018	to	30/06/2019		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.
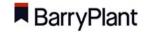
	Address of comparable property	Price	Date of sale
1	4 Achilles Ct LILYDALE 3140	$599,000	25/05/2019
2	7 Goodall Dr LILYDALE 3140	$597,000	12/02/2019
3	45 Bastow Rd LILYDALE 3140	$580,000	11/02/2019

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.~~

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3   **-**   🚗

Rooms:
Property Type: House
Land Size: 866.083 sqm approx

Agent Comments

Indicative Selling Price
$570,000 - $610,000
Median House Price
Year ending June 2019: $692,500

Comparable Properties

4 Achilles Ct LILYDALE 3140 (REI/VG)

3   1   🚗 2

Price: $599,000
Method: Private Sale
Date: 25/05/2019
Rooms: 4
Property Type: House
Land Size: 865 sqm approx

Agent Comments

7 Goodall Dr LILYDALE 3140 (REI/VG)

3   1   🚗 2

Price: $597,000
Method: Private Sale
Date: 12/02/2019
Rooms: 5
Property Type: House
Land Size: 864 sqm approx

Agent Comments

45 Bastow Rd LILYDALE 3140 (REI/VG)

3   1   🚗 -

Price: $580,000
Method: Private Sale
Date: 11/02/2019
Rooms: -
Property Type: House
Land Size: 618 sqm approx

Agent Comments