

## 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

26 Charles Road, Lilydale Vic 3140

## Indicative selling price

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

Range between \$770,000

&amp;

\$847,000

## Median sale price

Median price \$712,000

House

X

Unit

Suburb Lilydale

Period - From 01/04/2018

to

30/06/2018

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	13 William Rd LILYDALE 3140	\$832,000	26/05/2018
2	22 Verina Way LILYDALE 3140	\$788,000	29/07/2018
3	7 Water Lilly La LILYDALE 3140	\$786,000	27/04/2018

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.~~