

# 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

8 Parkside Close, 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 \$690,000

&

\$740,000

### Median sale price

Median price \$692,500

Property Type House

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	112 Old Gippsland Rd LILYDALE 3140	\$735,000	26/04/2019
2	6 Olinda Park Rise LILYDALE 3140	\$715,000	09/04/2019
3	1 Olinda Park Rise LILYDALE 3140	\$700,000	02/07/2019

**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.~~

This Statement of Information was prepared on:

19/09/2019 13:33



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$690,000 - \$740,000  
**Median House Price**  
Year ending June 2019: \$692,500

## Comparable Properties



**112 Old Gippsland Rd LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 26/04/2019  
**Property Type:** House  
**Land Size:** 715 sqm approx



**6 Olinda Park Rise LILYDALE 3140 (REI/VG)**

Agent Comments



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 09/04/2019  
**Property Type:** House  
**Land Size:** 600 sqm approx



**1 Olinda Park Rise LILYDALE 3140 (REI)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 02/07/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 596 sqm approx