## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Parkside Close, Lilydale Vic 3140

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betweer	\$690,000		&		\$740,000						
Median sale pr	rice										
Median price	\$692,500	Pro	operty Type	Hou	se		Suburb	Lilydale			
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ad	dress 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)



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

Agent Comments

Agent Comments



Price: \$715.000

6 Olinda Park Rise LILYDALE 3140 (REI/VG)



1 Olinda Park Rise LILYDALE 3140 (REI)



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

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.