## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

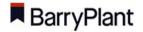
						Occilo	417	\	ine Estate A	jenis Act 1500
Prop	erty offere	ed for s	sale							
Address Including suburb and postcode			1/8 Stuart Road, Lilydale Vic 3140							
Indic	ative selli	ng pric	e							
For th	ne meaning	of this p	orice see	con	sumer.vic.gov.au	/underquo	ting			
Range between		\$390,	000		&	\$420,000				
Medi	ian sale pr	rice		•			_			
Median price		\$550,00	0,000		operty Type Unit	:		Subu	b Lilydale	
Peri	iod - From	01/10/2	019	to	31/12/2019	So	ource	REIV		
Com	parable p	roperty	sales	(*De	lete A or B bel	ow as ap	plical	ble)		
<b>A*</b>	A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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	1 3/14 Cave Hill Rd LILYDALE 3140							\$400,000	18/10/2019	
2										

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:	03/03/2020 17:55









Property Type: Unit Land Size: 121 sqm approx

**Agent Comments** 

Indicative Selling Price \$390,000 - \$420,000 Median Unit Price December quarter 2019: \$550,000

## Comparable Properties



3/14 Cave Hill Rd LILYDALE 3140 (VG)

**=**| 2





Price: \$400,000 Method: Sale Date: 18/10/2019

Property Type: Strata Unit/Flat

**Agent Comments** 

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.

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



