
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5/8 Gardiner Street, LILYDALE

Indicative selling price

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

Range between \$ 385,000 & \$ 420,000

Median sale price

Median price

\$ 720,000

Unit

X

Suburb

Lilydale

Period - From

Jan 2017

to

March 2017

Source

[REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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 2/5 McComb Street, Lilydale	\$ 405,000	03/04/2017
2 11 Chelsworth Park, Lilydale	\$ 411,000	07/01/2017
3 3/18 Gladstone Street, Lilydale	\$ 415,000	14/03/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 06 June 2017.