

Ryan Bell

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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

8 Morna Street Lilydale VIC 3140

 5  3  2

Indicative Selling Price

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

Range between \$1,150,000 & \$1,250,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



142 Cardigan Road Mooroolbark VIC 3138

 4  3  2

Sold Price

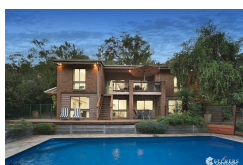
\$1,155,000

Sold Date

08-Dec-18

Distance

4.82km



56 Fairview Avenue Croydon North VIC 3136

 5  3  2

Sold Price

\$1,125,000^{UN}

Sold Date

04-Jun-19

Distance

7.18km

RS = Recent sale

UN = Undisclosed Sale

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61 Warrien Road Croydon North
VIC 3136

5

3

2

Sold Price

\$1,130,000

Sold Date

27-Oct-18

Distance

7.46km

RS = Recent sale

UN = Undisclosed Sale

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