

RT Edgar

STATEMENT OF INFORMATION

17 January 2018

Property offered for sale

2/4 Ryrie Court, Lilydale VIC 3140

Indicative selling price

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

Range
between \$680,000 & \$748,000

Median sale price

Median price \$690,000 House X Unit Suburb Lilydale VIC 3140

Period - From 30 June 2017 to 30 September 2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Yarra Valley estate agent and Gerard Kennan consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2 Parkside CI LILYDALE 3140 VIC	\$702,000	04/12/2017
2 9a Bounty Ct LILYDALE 3140 VIC	\$730,000	12/12/2017
3 107 Lakeview Dr LILYDALE 3140 VIC	\$745,000	19/12/2017