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**Indicative Selling Price**

\$445,000 - \$480,000

**Median Unit Price**

March quarter 2017: \$472,000



3   
 1   
 2

**Rooms:****Property Type:** Unit**Land Size:**

Agent Comments

Discover quality, comfort and convenience in this young, double storey 3 bedroom townhouse. Near the rear of an immaculate block, it's a few steps from station, buses and Main Street. Enjoy a modern s/s appointed kitchen, big fireside living/meals, powder room, fabulous outdoor entertaining, good-sized garden and remote double garage.

## Comparable Properties

**3/6 Alexandra Rd LILYDALE 3140 (REI/VG)**

3   
 1   
 1

**Price:** \$520,000**Method:** Private Sale**Date:** 14/12/2016**Rooms:** 9**Property Type:** Unit**Land Size:** 337 sqm

Agent Comments

Located in a smaller complex. Very private

**4/14 Creek Rd LILYDALE 3140 (REI/VG)**

3   
 2   
 2

**Price:** \$520,000**Method:** Private Sale**Date:** 22/11/2016**Rooms:** 4**Property Type:** Unit**Land Size:** 357 sqm

Agent Comments

Master with a walk in wardrobe and a full ensuite

**1/47 Morokai Gr LILYDALE 3140 (REI)**

3   
 2   
 2

**Price:** \$506,000**Method:** Private Sale**Date:** 12/11/2016**Rooms:** 5**Property Type:** Unit**Land Size:**

Agent Comments

Own street frontage on this block of two. Two bathroom home comprising of a good size master bedroom with walk in robes and ensuite

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

9/9 North Road,Lilydale Vic 3140

## Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between

\$445,000

&amp;

\$480,000

## Median sale price

Median price

\$472,000

Unit

X

Suburb

Lilydale

Period - From

01/03/2016

to

31/03/2017

Source

REIV

## 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.

Address of comparable property	Price	Date of sale
3/6 Alexandra Rd LILYDALE 3140	\$520,000	14/12/2016
4/14 Creek Rd LILYDALE 3140	\$520,000	22/11/2016
1/47 Morokai Gr LILYDALE 3140	\$506,000	12/11/2016