hockingstuart

Travis Milton 9876 9001 0414404942 tmilton@hockingstuart.com.au

Indicative Selling Price \$445,000 - \$480,000 **Median Unit Price** March quarter 2017: \$472,000





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)

Agent Comments

Located in a smaller complex. Very private

Price: \$520,000 Method: Private Sale Date: 14/12/2016 Rooms: 9

Property Type: Unit Land Size: 337 sqm



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

Agent Comments

Agent Comments

Master with a walk in wardrobe and a full ensuite

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

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Price: \$520,000 Method: Private Sale Date: 22/11/2016

Rooms: 4

Property Type: Unit Land Size: 357 sqm



1/47 Morokai Gr LILYDALE 3140 (REI)

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Price: \$506,000 Method: Private Sale **Date:** 12/11/2016 Rooms: 5

Property Type: Unit Land Size:

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	nerty	offered	for	sale
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Address	9/9 North Road,Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$445,000	&	\$480,000

Median sale price

Median price	\$472,000		Unit X	Su	burb	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





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