

Date: 19/8/2019
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 2 Opal Court, Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$650,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$691,000

*House

*Unit

Suburb Lilydale

Period – From 01 Jun 2018

to 31 May 2019

Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 Coral Close, Lilydale VIC 3140	\$630,000	26/4/19
2 – 16 Valencia Road, Lilydale VIC 3140	\$612,000	31/1/19
3 – 53A Alexandra Road, Lilydale VIC 3140	\$641,000	18/12/18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.