

Date: 06/05/2019

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

3/49 Albert Hill Road, Lilydale 3140

Indicative selling price

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

Single price

\$574,950

Median sale price

Median price

\$499,000

House

Unit

X

Suburb
or locality

Lilydale

Period - From

01/01/2019

to

31/03/2019

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 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
27 Hungtingdale Drive, Chirnside Park 3116	\$565,000	22/11/2018
14 Winnetka Drive, Lilydale 3140	\$565,000	17/11/2018
15 Park Lane, Lilydale 3140	\$580,000	11/02/2019