

# RT Edgar

## STATEMENT OF INFORMATION

14 May 2018

### Property offered for sale

70 Leonard Road, Lilydale VIC 3140

### Indicative selling price

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

Range  
between \$1,350,000 & \$1,485,000

### Median sale price

Median price	\$690,000	House	X	Unit	Suburb	Lilydale 3140
Period - From	June 30, 2017	to	September 30, 2017	Source	REIV	

### Comparable property sales

A. 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 Mark Sutherland consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 40 Leonard Rd LILYDALE 3140 VIC	\$1,300,000	17/02/2017
2 45 Anne St LILYDALE 3140 VIC	\$1,450,000	24/06/2017
3 198 Old Gippsland Rd LILYDALE 3140 VIC	\$2,055,000	22/10/2017