



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**71 Anderson Street,  
LILYDALE 3140**

### Indicative selling price

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

**Range \$950,000 - \$1,045,000**

### Median sale price

Median **House** for **LILYDALE** for period **Aug 2017 - Aug 2017**  
Sourced from **rpdata**.

**\$692,500**

### 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 the most comparable to the property for sale.

**80 Castella St,**  
Lilydale 3140

**Price \$935,000** Sold 20 May  
2017

**76 Clarke St,**  
Lilydale 3140

**Price \$800,000** Sold 23  
August 2016

**417 Main St,**  
Lilydale 3140

**Price \$1,050,000** Sold 08  
July 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from rpdata.

House

  
**3 beds**

  
**1 baths**

  
**1 parking**

### Contact agents



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**Stockdale  
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