

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

6 The Circuit, Lilydale Vic 3140

#### Indicative selling price

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

Single price \$699,950

#### Median sale price

Median price \$715,000

House

X

Unit

Suburb Lilydale

Period - From 01/01/2018

to 31/12/2018

Source REIV

#### 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	45 Lakeview Dr LILYDALE 3140	\$740,000	11/01/2019
2	5 Quest Ct MOOROOLBARK 3138	\$705,000	08/02/2019
3	40 Old Gippsland Rd LILYDALE 3140	\$671,500	18/11/2018

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.



 3  - 

**Rooms:**  
**Property Type:** House  
**Land Size:** 650.704 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$699,950  
**Median House Price**  
 Year ending December 2018: \$715,000

## Comparable Properties



**45 Lakeview Dr LILYDALE 3140 (REI)**

Agent Comments

 3  2  2

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 11/01/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 869 sqm approx



**5 Quest Ct MOOROOLBARK 3138 (REI)**

Agent Comments

 3  2  4

**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 08/02/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1183 sqm approx



**40 Old Gippsland Rd LILYDALE 3140 (VG)**

Agent Comments

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**Price:** \$671,500  
**Method:** Sale  
**Date:** 18/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx