



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 Shane Close, LILYDALE 3140

### Indicative selling price

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

**Range \$740,000 - \$790,000**

### Median sale price

Median **House** for **LILYDALE** for period **Jan 2017 - Dec 2017**

Sourced from **rpdata**.

**\$720,000**

### 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.

**13 Lakeview Drive,**  
Lilydale 3140 **Price \$740,000** Sold 20  
September 2017

**53 Lakeview Drive,**  
Lilydale 3140 **Price \$815,000** Sold 24  
November 2017

**30 Lakeview Drive,**  
Lilydale 3140 **Price \$840,000** Sold

### 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



2 baths



2 parking

### Stockdale & Leggo Lilydale

281 Main Street,  
Lilydale VIC 3140

### Contact agents



**Max Manning**  
Stockdale & Leggo

03 9735 3999  
0419 777 595

[mmanning@stockdaleleggo.com.au](mailto:mmanning@stockdaleleggo.com.au)



**Sharyn Manning**  
Stockdale & Leggo

03 9735 3999  
04120 529 46

[smanning@stockdaleleggo.com.au](mailto:smanning@stockdaleleggo.com.au)

**Stockdale  
& Leggo**