

Date: 06/03/2019
Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and postcode 152 Warburton Highway, Lilydale VIC 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$800,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$716,500 *House Y *Unit Suburb Lilydale

Period – From 01 Feb 2018 to 31 Jan 2019 Source CoreLogic

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 – 24 Edmond Crescent, Wandin North VIC 3139	\$815,000	21-Jul-18
2 – 5 Leggett Drive, Mount Evelyn VIC 3796	\$860,500	21-Feb-19
3 – 7-9 Lily Avenue, Mount Evelyn VIC 3796	\$970,000	08-Sep-18

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.