

Date: 22/10/18

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: 112 Bastow Road, Lilydale

Indicative selling price

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

Single price \$680,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$730,500 *House yes *Unit Suburb Lilydale
Period – From Aug 2017 to July 2018 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 – 55 Queen Road, Lilydale	\$780,000	6/3/18
2 – 8 Kenthurst Court, Lilydale	\$850,000	21/3/18
3 – 15 Bella Vista Way, Lilydale	\$880,000	15/5/18

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.