

Date: 18-7-18

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including postcode 1/22 Bowen Road, Lilydale 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$649,950

Median sale price

Median price \$712,000

House

Suburb
or locality Lilydale

Period - From 1/04/18

to 30/6/18

Source REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
15 Conlan Way, Lilydale	\$665,000	7/5/18
13a Beresford Road, Lilydale	\$660,000	27/2/18
2 Jessica Park Drive, Lilydale	\$630,000	21/2/18