

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 4 Revenue Place, Lilydale Vic 3140

Indicative selling price

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

Range between \$760,000 & \$795,000

Median sale price

Median price \$683,500 House X Unit Suburb Lilydale

Period - From 01/10/2018 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	6 Melrose Way CHIRNSIDE PARK 3116	\$815,000	11/02/2019
2	1 Benito Ct LILYDALE 3140	\$775,000	17/01/2019
3	104 Nimblefoot Way LILYDALE 3140	\$771,000	01/11/2018

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.

4 Revenue Place, Lilydale Vic 3140



 4  3  2

Rooms:
Property Type: House
Land Size: 760 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$795,000
Median House Price
December quarter 2018: \$683,500

Comparable Properties



6 Melrose Way CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments

 4  2  2

Price: \$815,000
Method: Private Sale
Date: 11/02/2019
Rooms: 5
Property Type: House
Land Size: 447 sqm approx



1 Benito Ct LILYDALE 3140 (REI)

Agent Comments

 5  2  2

Price: \$775,000
Method: Private Sale
Date: 17/01/2019
Rooms: -
Property Type: House
Land Size: 661 sqm approx



104 Nimblefoot Way LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  2

Price: \$771,000
Method: Private Sale
Date: 01/11/2018
Rooms: -
Property Type: House
Land Size: 777 sqm approx