# 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 betweer	\$760,000		&	\$795,000					
Median sale price									
Median price	\$683,500	House	e X	Unit	Suburb	Lilydale			
Period - From	01/10/2018	to 3	1/12/2018	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.

Ado	dress 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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)



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

#### Agent Comments

Agent Comments

1 Benito Ct LILYDALE 3140 (REI)



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



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

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