

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

1/4 Alexandra Road, Lilydale 3140

Indicative selling price

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

 Single price

\$635,000

Median sale price

 Median price

\$735,750

 *House

X

 Suburb

Lilydale

 Period - From

1/4/2017

 to

30/6/2017

 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
2/19 Browns Street, Lilydale	\$622,000	11/5/2017
27 Bristol Crescent, Lilydale	\$613,000	14/2/2017
4a Vance Street, Lilydale	\$600,000	25/12/2017