



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Baystone Place, LILYDALE 3140

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$690,000 -  
\$759,000**

### Median sale price

Median **House** for **LILYDALE** for period **Apr 2017 - Jun 2017**  
Sourced from **Pricefinder**.

**\$700,500**

### 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 the most comparable to the property for sale.

**14 Dalray Place,**  
Lilydale 3140                      Price **\$731,500** Sold 21 July 2017

**4 Dalray Place,**  
Lilydale 3140                      Price **\$731,000** Sold 21 July 2017

**15 Arwon Court,**  
Lilydale 3140                      Price **\$735,000** Sold 30 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Bruno Cascianelli**  
Ray White

(03) 9735 5050  
0419 886 867

[bruno.cascianelli@raywhite.com](mailto:bruno.cascianelli@raywhite.com)



**Ray White Lilydale**

164 Main St,  
Lilydale VIC 3140