

Date: 19-3-17

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 54 Nelson Road, Lilydale 3140

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$754,000

House

Suburb
or locality Lilydale

Period - From 1/10/17 to 31/12/17

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
14 Saddleback Ridge, Chirnside Park	\$626,500	24/11/17
17 Koombooloomba Court, Lilydale	\$655,000	11/10/17
1/4 Alexandra Road, Lilydale	\$650,000	7/9/17