

### 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

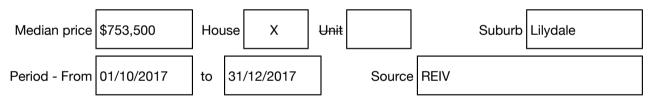
8 Bligh Court, Lilydale Vic 3140 d e

#### Indicative selling price

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

Single price \$834,995

#### Median sale price



#### 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	5 Union Rd LILYDALE 3140	\$820,000	11/11/2017
2	33a North Rd LILYDALE 3140	\$800,000	15/11/2017
3	8 Nimblefoot Way LILYDALE 3140	\$799,000	15/01/2018

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.

#### Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

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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: 1189.157 sqm approx Agent Comments Indicative Selling Price \$834,995 Median House Price December quarter 2017: \$753,500

## **Comparable Properties**

5 Union Rd LILYDALE 3140 (REI/VG) 3 2 4 Price: \$820,000 Method: Private Sale Date: 11/11/2017 Rooms: 5 Property Type: House (Res) Land Size: 1210 sqm approx	Agent Comments
33a North Rd LILYDALE 3140 (REI) 4 2 33 Price: \$800,000 Method: Private Sale Date: 15/11/2017 Rooms: 5 Property Type: House (Res) Land Size: 510 sqm approx	Agent Comments
8 Nimblefoot Way LILYDALE 3140 (REI) Price: \$799,000 Method: Private Sale Date: 15/01/2018 Rooms: 7 Property Type: House Land Size: 682 sqm approx	Agent Comments

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