

## 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

#### Indicative selling price

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

Single price \$834,995

#### Median sale price

Median price \$753,500 House  Unit  Suburb Lilydale

Period - From 01/10/2017 to 31/12/2017 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.

	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.



4   -  

**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)

Agent Comments

3   2   4

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 11/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 1210 sqm approx



33a North Rd LILYDALE 3140 (REI)

Agent Comments

4   2   3

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 15/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 510 sqm approx



8 Nimblefoot Way LILYDALE 3140 (REI)

Agent Comments

6   2   2

**Price:** \$799,000  
**Method:** Private Sale  
**Date:** 15/01/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 682 sqm approx