



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**104 THE GATEWAY, LILYDALE, VIC 3140**

4 2 2

Indicative Selling Price

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

Price Range: **\$680,000 to \$748,000**

## MEDIAN SALE PRICE



**LILYDALE, VIC, 3140**

Suburb Median Sale Price (House)

**\$710,000**

01 January 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**10 NEWHAVEN CRT, LILYDALE, VIC 3140**

3 2 2

Sale Price

**\$721,000**

Sale Date: 16/03/2017

Distance from Property: 140m



**15 ARWON CRT, LILYDALE, VIC 3140**

4 2 2

Sale Price

**\$735,000**

Sale Date: 30/03/2017

Distance from Property: 480m



**4 DALRAY PL, LILYDALE, VIC 3140**

4 2 2

Sale Price

**\*\$731,000**

Sale Date: 21/07/2017

Distance from Property: 436m

This report has been compiled on 15/09/2017 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

104 THE GATEWAY, LILYDALE, VIC 3140

### Indicative selling price

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

Price Range: \$680,000 to \$748,000

### Median sale price

Median price \$710,000

House

Unit

Suburb

LILYDALE

Period 01 January 2017 to 30 June 2017

Source



### 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
10 NEWHAVEN CRT, LILYDALE, VIC 3140	\$721,000	16/03/2017
15 ARWON CRT, LILYDALE, VIC 3140	\$735,000	30/03/2017
4 DALRAY PL, LILYDALE, VIC 3140	*\$731,000	21/07/2017