

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 6a Queen Road, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$280,000 & \$300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$380,000 *House *Land X Suburb Lilydale Vic 3140
Period - From Oct 16 to Sep 17 Source CoreLogic

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 16 Cobden Crescent, Lilydale	\$320,000	16/10/17
2 36/38 Castella Street, Lilydale	\$330,000	15/06/17
3 8 Dixon Place, Lilydale	\$360,000	29/05/17