

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 1 Rosedale Close, Lilydale VIC 3140

**Indicative selling price**

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

Single price \$ or range between \$510,000 & \$550,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$470,000 \*House \*Unit x Suburb Lilydale

Period - From 10<sup>th</sup> Sept 17 to 10<sup>th</sup> Oct 17 Source Realestate.com

**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
3 Matden Place, Lilydale	\$513,000	21/09/17
3/38 Kidgell Street, Lilydale	\$517,500	13/09/17
3/26 McComb St, Lilydale	\$500,000	16/07/17