

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 10 Burton Road LILYDALE 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 \$680,000 & \$715,000

Median sale price

(*Delete house or unit as applicable)

Median price \$730,000 *House ☒ *Unit ☐ Suburb Lilydale
Period - From June 2017 to May 2018 Source CoreLogic

Comparable property sales

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. 7A Rose Court LILYDALE	\$650,000	24/01/2018
2. 29 Bristol Crescent LILYDALE	\$712,000	12/04/2018
3. 15 Panorama Rise LILYDALE	\$710,000	26/03/2018