

# 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 18 Benito Court, Lilydale

#### 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 \$880,000 & \$920,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$730,500 \*House ☒ \*Unit ☐ Suburb Lilydale  
Period - From July '17 to June '18 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. 1 Russia Mews, Lilydale	\$880,000	16/5/18
2. 27 Arwon Court, Lilydale	\$886,000	13/2/18
3. 35 Kingsburgh Lane, Lilydale	\$925,000	29/6/18