

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

28 Winnetka Drive 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

*House

X

*Unit

Suburb

Lilydale

Period-from

01 Apr 2018

to

31 Mar 2019

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

Address of comparable property	Price	Date of sale
15 Koombooloomba Court Lilydale VIC 3140	\$555,000	15-Feb-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**15 Koombaloo Court Lilydale
VIC 3140**

Sold Price

\$555,000

Sold Date

15-Feb-19

 3

 1

 -

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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