

Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Leaves Close, LILYDALE 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$455,000 - \$485,000

Median sale price

Median **Unit** for **LILYDALE** for period **Nov 2018 - Jan 2019**

Sourced from **Realestate.com**.

\$495,000

Comparable property sales

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 the most comparable to the property for sale.

21 Albert Hill Road,
Lilydale 3140

Price \$550,000 Sold 25
October 2018

6/7-9 Clyde Street,
Lilydale 3140

Price \$525,545 Sold 02
November 2018

12A Morokai Grove,
Lilydale 3140

Price \$475,000 Sold 29
December 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.

Unit
2 beds 1 baths 1 parking

Stockdale & Leggo Croydon

149 Main Street,
Croydon VIC 3136

Contact agents



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**Stockdale
& Leggo**