

Paige Hackett

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# STATEMENT OF INFORMATION

Prepared on 09 Nov 2018

Section 47AF of the Estate Agents Act 1980

## **HOUSE Offered for Sale**

40 Old Gippsland Road Lilydale VIC 3140

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#### **Indicative Selling Price**

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

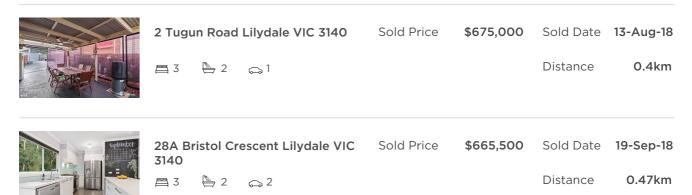
Range between \$650,000 & \$695,000

### **Median Sale Price**

#### \$720,000 Houses in Lilydale between 01 Nov 2017 - 31 Oct 2018 Source: CoreLogic

### **Comparable Property Sales**

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.





L.	14 Hermitage Street Lilydale VIC 3140			Sold Price	\$650,000	Sold Date	11-Jul-18
		2 🚔	⇔ 2			Distance	0.76km

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