



first
national
REAL ESTATE

Mark Gunther

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Olinda Park Rise, Lilydale Vic 3140

Indicative selling price

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

Range between \$695,000

&

\$760,000

Median sale price

Median price \$730,000

House

X

Unit

Suburb Lilydale

Period - From 01/10/2017

to

30/09/2018

Source REIV

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
1	40 Bristol Cr LILYDALE 3140	\$730,000	16/08/2018
2	139 Nelson Rd LILYDALE 3140	\$725,000	11/11/2018
3	25 Trafalgar Cr LILYDALE 3140	\$695,000	31/07/2018

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.



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price

\$695,000 - \$760,000

Median House Price

Year ending September 2018: \$730,000

Comparable Properties



40 Bristol Cr LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$730,000
Method: Private Sale
Date: 16/08/2018
Rooms: 5
Property Type: House (Res)
Land Size: 791 sqm approx



139 Nelson Rd LILYDALE 3140 (REI)

Agent Comments

 5  2  1

Price: \$725,000
Method: Private Sale
Date: 11/11/2018
Rooms: -
Property Type: House
Land Size: 915 sqm approx



25 Trafalgar Cr LILYDALE 3140 (VG)

Agent Comments

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Price: \$695,000
Method: Sale
Date: 31/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 894 sqm approx