# 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 | 38 LILY AVENUE, SELBY |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Range between | $540,000 | & | $590,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $595,000 | *House | X | Suburb | SELBY |
| Period - From | 1 July 2016 | to | 17 July 2017 | Source | CoreLogic RP DATA |

## 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 most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1. 2 Selby-Aura Road, Selby | $565,000 | 2 May 2017 |
| 2. 53 Temple Road, Selby | $595,000 | 26 April 2017 |
| 3. 25 Arbor Avenue, Belgrave | $587,000 | 25 May 2017 |

Property data source: CoreLogic RP Data. Generated on 22 JULY 2017

# Additional information about comparable sales.



**Selby** 2 Selby-Aura Road **3 BED 1 BATH 1 CAR**

**METHOD** Private Sale
**TYPE** House
**LAND** 1006m2



**Selby** 53 Temple Road **3 BED 1 BATH**

**METHOD** Private Sale
**TYPE** House
**LAND** 1400m2



**Belgrave** 25 Arbor Avenue **3 BED 1 BATH 1 GARAGE**

**METHOD** Private Sale
**TYPE** House
**LAND** 1172m2

Property data source: CoreLogic RP Data. Generated on 21 JULY 2017.