



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 34 trafalgar cres, LILYDALE 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$590,000 - \$649,000**

### Median sale price

Median **House** for **LILYDALE** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$725,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**2 Redmill Court,**  
Lilydale 3140

Price **\$600,000** Sold 04  
December 2017

**18 Gardiner Street,**  
Lilydale 3140

Price **\$603,000** Sold 09  
November 2017

**17 Alfred Road,**  
Lilydale 3140

Price **\$600,000** Sold 20  
October 2017

### 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 Pricefinder.

#### Surreal Property Group

2/732 Mountain Highway,  
Bayswater VIC 3153

#### Contact agents



Jacob Soudah

03 9729 5288  
0423 746 985

[jacobs@surrealpg.com.au](mailto:jacobs@surrealpg.com.au)



Keith Hamill

03 9729 5288  
0419 200 638

[keith@surrealpg.com.au](mailto:keith@surrealpg.com.au)

