



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**45 Britannia Way,  
LILYDALE 3140**

House

3 beds

1 baths

2 parking

### Indicative selling price

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

**Range \$650,000 - \$690,000**

### Median sale price

Median **House** for **LILYDALE** for period **Oct 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.

**130 Nelson Road,**  
Lilydale 3140

**Price \$690,000** Sold 29  
August 2017

**16 Winnetka Drive,**  
Lilydale 3140

**Price \$660,000** Sold 24  
September 2017

**28 Parkside Close,**  
Lilydale 3140

**Price \$665,000** Sold 03  
August 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.

### Contact agents

 **Joe Cascianelli**  
Ray White

0 419 503 224  
[joe.cascianelli@raywhite.com](mailto:joe.cascianelli@raywhite.com)

 **Andrea Fisher**  
Ray White

[andrea.fisher@raywhite.com](mailto:andrea.fisher@raywhite.com)

**RayWhite**

