

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

87-89 Bastow Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$845,000

Property Type House

Suburb Lilydale

Period - From 01/07/2021

to 30/09/2021

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	3 Cashins Mill PI LILYDALE 3140	\$945,000	10/07/2021
2	26 North Rd LILYDALE 3140	\$920,000	22/06/2021
3	12 Kenthurst Ct LILYDALE 3140	\$920,000	04/08/2021

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.~~

This Statement of Information was prepared on:

19/10/2021 14:22



 4
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  2

Rooms: 6
Property Type: House
Land Size: 921 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 September quarter 2021: \$845,000

Comparable Properties

3 Cashins Mill PI LILYDALE 3140 (VG)

Agent Comments

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Price: \$945,000
Method: Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 874 sqm approx



26 North Rd LILYDALE 3140 (REI/VG)

Agent Comments

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  2
  2

Price: \$920,000
Method: Private Sale
Date: 22/06/2021
Property Type: House
Land Size: 787 sqm approx



12 Kenthurst Ct LILYDALE 3140 (REI/VG)

Agent Comments

 4
  2
  3

Price: \$920,000
Method: Private Sale
Date: 04/08/2021
Property Type: House
Land Size: 862 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122