

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

107 Anderson Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$509,950

Median sale price

Median price

\$475,250

Property Type

Unit

Suburb

Lilydale

Period - From

01/10/2018

to

30/09/2019

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	6 Wilsons La LILYDALE 3140	\$537,500	14/08/2019
2	3/21 Kidgell St LILYDALE 3140	\$520,000	16/08/2019
3	1 Duffity PI LILYDALE 3140	\$499,000	26/05/2019

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:

11/11/2019 11:11



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Property Type: House
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price

\$509,950

Median Unit Price

Year ending September 2019: \$475,250

Comparable Properties



6 Wilsons La LILYDALE 3140 (REI/VG)

Agent Comments

 2  1  1

Price: \$537,500
Method: Private Sale
Date: 14/08/2019
Rooms: 3
Property Type: House
Land Size: 268 sqm approx



3/21 Kidgell St LILYDALE 3140 (REI)

Agent Comments

 2  1  1

Price: \$520,000
Method: Private Sale
Date: 16/08/2019
Property Type: House
Land Size: 194 sqm approx

1 Duffity Pl LILYDALE 3140 (VG)

Agent Comments

 2  -  -

Price: \$499,000
Method: Sale
Date: 26/05/2019
Property Type: House (Res)
Land Size: 172 sqm approx