

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

1 Zulu Close, 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 \$802,500

Property Type House

Suburb Lilydale

Period - From 29/06/2020

to

28/06/2021

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	57 Kingsburgh La LILYDALE 3140	\$925,000	23/03/2021
2	9 Chester St LILYDALE 3140	\$916,000	24/02/2021
3	5 Nimblefoot Way LILYDALE 3140	\$906,000	06/02/2021

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:

29/06/2021 10:27



Rooms: 8
Property Type: House
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
29/06/2020 - 28/06/2021: \$802,500

Comparable Properties



57 Kingsburgh La LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 23/03/2021
Property Type: House
Land Size: 749 sqm approx



9 Chester St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$916,000
Method: Private Sale
Date: 24/02/2021
Property Type: House
Land Size: 716 sqm approx



5 Nimblefoot Way LILYDALE 3140 (VG)

Agent Comments



Price: \$906,000
Method: Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 709 sqm approx