Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 1 Zulu Close, Lilydale Vic 3140 |
|----------------------|---------------------------------|
| Including suburb and | |
| postcode | |
| | |

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 | Pro | perty 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

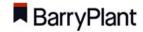
| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 57 Kingsburgh La LILYDALE 3140 | \$925,000 | 23/03/2021 |
| 2 | 9 Chester St LILYDALE 3140 | \$916,000 | 24/02/2021 |
| 3 | 5 Nimblefoot Way LILYDALE 3140 | \$906,000 | 06/02/2021 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)





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



9 Chester St LILYDALE 3140 (REI/VG)





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



5 Nimblefoot Way LILYDALE 3140 (VG)





Price: \$906,000 Method: Sale Date: 06/02/2021

Property Type: House (Res) Land Size: 709 sqm approx

Agent Comments

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



