

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

1/10 Brown Street, Lilydale Vic 3140

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$516,475

Property Type

Unit

Suburb

Lilydale

Period - From

01/01/2021

to

31/03/2021

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	2 Herb Farm La LILYDALE 3140	\$720,000	04/05/2021
2	9a Albert Rd LILYDALE 3140	\$750,750	27/04/2021
3	1/18 North Rd LILYDALE 3140	\$750,000	05/04/2021

OR

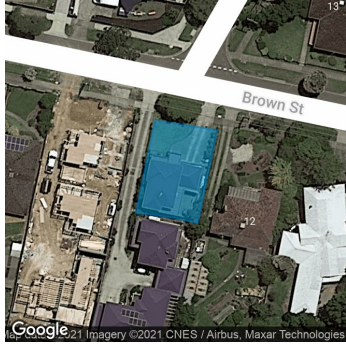
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2021 12:07

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Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
March quarter 2021: \$516,475



 3  2  2

Property Type: House (Res)
Land Size: 307 sqm approx
Agent Comments

Comparable Properties



2 Herb Farm La LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$720,000
Method: Private Sale
Date: 04/05/2021
Property Type: House
Land Size: 258 sqm approx



9a Albert Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$750,750
Method: Private Sale
Date: 27/04/2021
Property Type: House
Land Size: 500 sqm approx



1/18 North Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$750,000
Method: Private Sale
Date: 05/04/2021
Property Type: Unit
Land Size: 337 sqm approx