

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

4/78 Anderson Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$569,975

Property Type Unit

Suburb Lilydale

Period - From 01/04/2022

to

31/03/2023

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	9 Shevlin CI LILYDALE 3140	\$675,000	22/12/2022
2	472 Swansea Rd LILYDALE 3140	\$665,000	28/02/2023
3	33 Rouke St LILYDALE 3140	\$652,200	28/02/2023

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:

11/05/2023 10:09



 3  2  2

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending March 2023: \$569,975

Comparable Properties



9 Shevlin CI LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$675,000
Method: Private Sale
Date: 22/12/2022
Property Type: House (Res)



472 Swansea Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$665,000
Method: Private Sale
Date: 28/02/2023
Property Type: House
Land Size: 539 sqm approx



33 Rouke St LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$652,200
Method: Private Sale
Date: 28/02/2023
Property Type: House (Res)
Land Size: 416 sqm approx

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