

STATEMENT OF INFORMATION

2 LANTERN PLACE, LILYDALE, VIC 3140

PREPARED BY FIRST NATIONAL REAL ESTATE – MIKE BROWN



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REAL ESTATE | Mike Brown

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 LANTERN PLACE, LILYDALE, VIC 3140

 4  2  2

Indicative Selling Price

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

Price Range: \$800,000 to \$850,000

MEDIAN SALE PRICE



LILYDALE, VIC, 3140

Suburb Median Sale Price (House)

\$701,300

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



19 BENITO CRT, LILYDALE, VIC 3140

 4  2  2

Sale Price

\$1,000,000

Sale Date: 29/04/2017

Distance from Property: 92m



3 BAYSTONE PL, LILYDALE, VIC 3140

 4  2  3

Sale Price

Price Withheld

Sale Date: 13/09/2017

Distance from Property: 419m



142 THE GWY, LILYDALE, VIC 3140

 4  2  2

Sale Price

***\$847,142**

Sale Date: 12/09/2017

Distance from Property: 462m



This report has been compiled on 10/10/2017 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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27 MANDL CL, LILYDALE, VIC 3140

 **4**  **2**  **2**

Sale Price

***\$885,500**

Sale Date: 31/08/2017

Distance from Property: 3.1km



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 LANTERN PLACE, LILYDALE, VIC 3140

Indicative selling price

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

Price Range:

\$800,000 to \$850,000

Median sale price

Median price

\$701,300

House

X

Unit

Suburb

LILYDALE

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

Comparable property sales

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
19 BENITO CRT, LILYDALE, VIC 3140	\$1,000,000	29/04/2017
3 BAYSTONE PL, LILYDALE, VIC 3140	Price Withheld	13/09/2017
142 THE GWY, LILYDALE, VIC 3140	*\$847,142	12/09/2017
27 MANDL CL, LILYDALE, VIC 3140	*\$885,500	31/08/2017