## 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

2 Ryrie Court, Lilydale Vic 3140

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$500,000		&		\$550,000			
Median sale pr	rice							
Median price	\$700,000	Pro	operty Type	Hou	se		Suburb	Lilydale
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Evie CI LILYDALE 3140	\$550,000	18/03/2020
2	3 Driller PI LILYDALE 3140	\$550,000	18/10/2019
3	2/7 Allison Cr LILYDALE 3140	\$531,000	16/01/2020

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:

07/04/2020 13:21









**Property Type:** House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median House Price December quarter 2019: \$700,000

# **Comparable Properties**



3 Evie CI LILYDALE 3140 (REI) 1 7 1

Price: \$550,000 Method: Private Sale Date: 18/03/2020 Rooms: 3 Property Type: House Agent Comments

3 Driller PI LILYDALE 3140 (VG)

Agent Comments



Price: \$550,000 Method: Sale Date: 18/10/2019 Property Type: Flat/Unit/Apartment (Res)



2/7 Allison Cr LILYDALE 3140 (REI/VG)



Price: \$531,000 Method: Private Sale Date: 16/01/2020 Rooms: 5 Property Type: Unit Land Size: 175 sqm approx Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.