

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

8 Alexandra Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$690,000 Property Type House Suburb Lilydale

Period - From 01/04/2019 to 30/06/2019 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	11 Towers Rd LILYDALE 3140	\$730,000	22/06/2019
2	2 Alexandra Rd LILYDALE 3140	\$705,000	14/08/2019
3			

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:

17/09/2019 12:03



 3  1  1

Property Type: House (Res)
Land Size: 1010 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
June quarter 2019: \$690,000

Comparable Properties



11 Towers Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  3

Price: \$730,000
Method: Private Sale
Date: 22/06/2019
Rooms: 4
Property Type: House
Land Size: 888 sqm approx



2 Alexandra Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$705,000
Method: Private Sale
Date: 14/08/2019
Property Type: House
Land Size: 1462 sqm approx

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.