### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	13a Blair Street, Lilydale Vic 3140

#### Indicative selling price

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

Range between	\$675,000	&	\$715,000
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#### Median sale price

Median price	\$780,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/10/2020	to	31/12/2020		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

Auc	areas or comparable property	1 1100	Date of Sale
1	30A Parkvalley Dr CHIRNSIDE PARK 3116	\$708,000	11/10/2020
2	19 Archer Cl LILYDALE 3140	\$700,000	21/11/2020
3	54A Nelson Rd LILYDALE 3140	\$690,500	29/10/2020

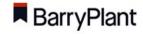
#### OR

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:	24/02/2021 16:04



Date of sale







Property Type: House Land Size: 433 sqm approx **Agent Comments** 

**Indicative Selling Price** \$675,000 - \$715,000 **Median House Price** December quarter 2020: \$780,000

## Comparable Properties

30A Parkvalley Dr CHIRNSIDE PARK 3116 (VG) Agent Comments

Price: \$708,000 Method: Sale Date: 11/10/2020

Property Type: House (Res) Land Size: 500 sqm approx



19 Archer CI LILYDALE 3140 (VG)

**———** 2

Price: \$700,000 Method: Sale Date: 21/11/2020

Property Type: House (Res) Land Size: 542 sqm approx

Agent Comments



54A Nelson Rd LILYDALE 3140 (REI/VG)

Price: \$690.500 Method: Private Sale Date: 29/10/2020 Property Type: Unit

Land Size: 347 sqm approx

Agent Comments

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



