

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

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

Median sale price

Median price \$780,000

Property 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	Price	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



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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**

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Price: \$708,000
Method: Sale
Date: 11/10/2020
Property Type: House (Res)
Land Size: 500 sqm approx



19 Archer Ct LILYDALE 3140 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 542 sqm approx



54A Nelson Rd LILYDALE 3140 (REI/VG)

Agent Comments

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Price: \$690,500
Method: Private Sale
Date: 29/10/2020
Property Type: Unit
Land Size: 347 sqm approx