

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

5/11 Blair Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$579,950

Property Type Townhouse

Suburb Lilydale

Period - From 15/06/2022

to

14/06/2023

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	7/67 Cave Hill Rd LILYDALE 3140	\$611,000	06/05/2023
2	9 Baker St LILYDALE 3140	\$601,000	20/03/2023
3	1 Surat Pl LILYDALE 3140	\$600,000	03/05/2023

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:

15/06/2023 11:46

5/11 Blair Street, Lilydale Vic 3140

Brent Earney

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Indicative Selling Price

\$580,000 - \$620,000

Median Townhouse Price

15/06/2022 - 14/06/2023: \$579,950



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



7/67 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments



Price: \$611,000

Method: Private Sale

Date: 06/05/2023

Property Type: Townhouse (Single)

Land Size: 107 sqm approx



9 Baker St LILYDALE 3140 (REI)

Agent Comments



Price: \$601,000

Method: Private Sale

Date: 20/03/2023

Property Type: Townhouse (Single)



1 Surat Pl LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 03/05/2023

Property Type: House

Land Size: 136 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354