

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

41 Mitchell Road, Lilydale Vic 3140

Indicative selling price

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

Range between

\$740,000

&

\$780,000

Median sale price

Median price

\$843,750

Property Type

House

Suburb

Lilydale

Period - From

01/04/2021

to

30/06/2021

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 Tangermere PI LILYDALE 3140	\$790,000	19/05/2021
2	65 Alexandra Rd LILYDALE 3140	\$785,000	29/06/2021
3	18 Oaks St LILYDALE 3140	\$755,000	12/05/2021

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:

05/10/2021 13:44



Property Type: House (Previously Occupied - Detached)
Land Size: 930 sqm approx
Agent Comments

Comparable Properties



11 Tangermere PI LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$790,000
Method: Private Sale
Date: 19/05/2021
Property Type: House
Land Size: 718 sqm approx

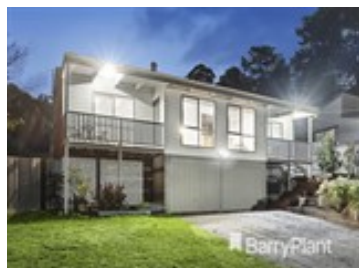


65 Alexandra Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  3

Price: \$785,000
Method: Private Sale
Date: 29/06/2021
Property Type: House
Land Size: 897 sqm approx



18 Oaks St LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$755,000
Method: Private Sale
Date: 12/05/2021
Property Type: House
Land Size: 857 sqm approx