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	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$740,000		&		\$780,000			
Median sale pr	rice							
Median price	\$843,750	Property Type Hous		se		Suburb	Lilydale	
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress 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



BarryPlant

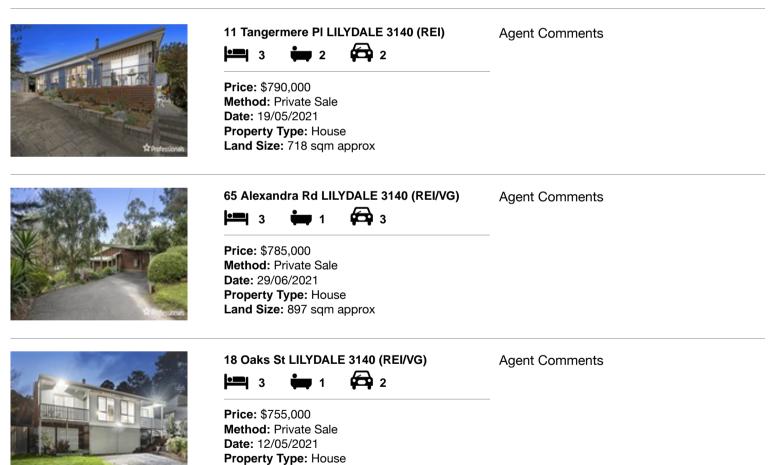




Property Type: House (Previously Occupied - Detached) Land Size: 930 sqm approx Agent Comments Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$740,000 - \$780,000 Median House Price June quarter 2021: \$843,750

Comparable Properties



Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



propertydata

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Land Size: 857 sqm approx

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