

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

364 Swansea Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$887,500 Property Type House Suburb Lilydale

Period - From 01/10/2021 to 30/09/2022 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	2 Rolaine CI LILYDALE 3140	\$750,000	29/11/2022
2	3/69 Queen Rd LILYDALE 3140	\$695,000	29/09/2022
3	10/9 North Rd LILYDALE 3140	\$650,000	21/07/2022

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:

12/01/2023 09:53

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 3  2  2

Rooms: 5
Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
Year ending September 2022: \$887,500

Comparable Properties



2 Rolaine CI LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$750,000
Method: Private Sale
Date: 29/11/2022
Property Type: House
Land Size: 522 sqm approx



3/69 Queen Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  2  2

Price: \$695,000
Method: Private Sale
Date: 29/09/2022
Property Type: House



10/9 North Rd LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$650,000
Method: Private Sale
Date: 21/07/2022
Property Type: Townhouse (Single)

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