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

13 Nimblefoot Way, Lilydale Vic 3140

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	I/underquot	ting		
Range betweer	n \$800,000		&		\$850,000	D		
Median sale p	rice							
Median price	\$780,000	Pro	Property Type		House		Suburb	Lilydale
Period - From	01/10/2020	to	31/12/2020		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Deschamps St LILYDALE 3140	\$845,000	18/10/2020
2	4 Arwon Ct LILYDALE 3140	\$830,000	27/11/2020
3	19 Baystone PI LILYDALE 3140	\$820,000	21/10/2020

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:

17/02/2021 15:52









Property Type: House Land Size: 698 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$850,000 Median House Price December quarter 2020: \$780,000

Comparable Properties

	9 Deschamps St LILYDALE 3140 (VG) 3 🏣 - 🋱 -	Agent Comments		
Price: \$845,000 Method: Sale Date: 18/10/2020 Property Type: House (Res) Land Size: 987 sqm approx				
and the state of the	4 Arwon Ct LILYDALE 3140 (REI) 4 4 2 2 2	Agent Comments		
	Price: \$830,000 Method: Private Sale Date: 27/11/2020 Property Type: House Land Size: 654 sqm approx			
	19 Baystone PI LILYDALE 3140 (VG) 3 🏣 - 🋱 -	Agent Comments		
	Price: \$820,000 Method: Sale Date: 21/10/2020 Property Type: House (Res) Land Size: 647 sqm approx			

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.