

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

71a Alexandra Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$730,000 & \$770,000

Median sale price

Median price \$900,000 Property Type House Suburb Lilydale

Period - From 01/10/2023 to 30/09/2024 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	5 Gardiner St LILYDALE 3140	\$751,000	06/07/2024
2	52 Castella St LILYDALE 3140	\$760,000	27/06/2024
3	1/13 The Eyrie LILYDALE 3140	\$740,000	05/06/2024

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:

27/11/2024 14:25



 3
  2
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$730,000 - \$770,000

Median House Price

Year ending September 2024: \$900,000

Comparable Properties



5 Gardiner St LILYDALE 3140 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$751,000

Method: Private Sale

Date: 06/07/2024

Property Type: House

Land Size: 248 sqm approx



52 Castella St LILYDALE 3140 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$760,000

Method: Private Sale

Date: 27/06/2024

Property Type: House (Res)

Land Size: 556 sqm approx



1/13 The Eyrie LILYDALE 3140 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$740,000

Method: Private Sale

Date: 05/06/2024

Property Type: House (Res)

Land Size: 483 sqm approx

Account - Barry Plant | P: 03 9735 3300