

# 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

12 Baystone Place, Lilydale Vic 3140

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$790,000

### Median sale price

Median price \$780,000 Property Type House Suburb Lilydale

Period - From 01/10/2020 to 31/12/2020 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	121 The Gateway LILYDALE 3140	\$780,000	04/11/2020
2	8 Plaza Ct LILYDALE 3140	\$772,000	05/12/2020
3	11 Rolling Hills Rd CHIRNSIDE PARK 3116	\$756,500	29/10/2020

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 15:50



**Property Type:** Land  
**Land Size:** 654 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$790,000  
**Median House Price**  
December quarter 2020: \$780,000

## Comparable Properties



**121 The Gateway LILYDALE 3140 (REI/VG)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 04/11/2020  
**Property Type:** House  
**Land Size:** 709 sqm approx



**8 Plaza Ct LILYDALE 3140 (REI/VG)**

**Agent Comments**



**Price:** \$772,000  
**Method:** Private Sale  
**Date:** 05/12/2020  
**Property Type:** House  
**Land Size:** 869 sqm approx



**11 Rolling Hills Rd CHIRNSIDE PARK 3116 (REI/VG)**

**Agent Comments**



**Price:** \$756,500  
**Method:** Private Sale  
**Date:** 29/10/2020  
**Property Type:** House  
**Land Size:** 864 sqm approx