Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$640,000	&	\$680,000

Median sale price

Median price	\$860,500	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/07/2022	to	30/06/2023		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

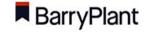
Add	dress of comparable property	Price	Date of sale
1	69 Alexandra Rd LILYDALE 3140	\$681,000	08/04/2023
2	472 Swansea Rd LILYDALE 3140	\$665,000	28/02/2023
3	5 Goodall Dr LILYDALE 3140	\$646,000	01/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/08/2023 11:06





Ashley Hutson 97353300 0408 335 403 ahutson@barryplant.com.au

Indicative Selling Price \$640,000 - \$680,000 **Median House Price** Year ending June 2023: \$860,500





Property Type: House Land Size: 510 sqm approx **Agent Comments**

Comparable Properties



69 Alexandra Rd LILYDALE 3140 (REI/VG)



Price: \$681,000 Method: Private Sale Date: 08/04/2023 Property Type: House

Land Size: 315 sqm approx

Agent Comments

Very neat and tidy. Semi ensuite. smaller land.



472 Swansea Rd LILYDALE 3140 (REI/VG)







Price: \$665,000 Method: Private Sale Date: 28/02/2023 Property Type: House Land Size: 539 sqm approx Agent Comments

Renovated and very neat. No car accommodation, busy main road



5 Goodall Dr LILYDALE 3140 (REI)



Price: \$646.000 Method: Private Sale Date: 01/06/2023 Property Type: House Land Size: 865 sqm approx Agent Comments

Larger allotment but steep and unusable front

Account - Barry Plant | P: 03 9735 3300



