

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

1/8 Baker Street, Lilydale Vic 3140

Indicative selling price

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

Single price

\$499,950

Median sale price

Median price

\$498,500

House

Unit

X

Suburb

Lilydale

Period - From

01/04/2018

to

31/03/2019

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 | 1 Lucille CI LILYDALE 3140 | \$502,000 | 22/02/2019 |
| 2 | 3/7-9 Clyde St LILYDALE 3140 | \$500,000 | 08/04/2019 |
| 3 | 7a Autumn Gr MOOROOLBARK 3138 | \$491,000 | 12/01/2019 |

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$499,950
Median Unit Price
Year ending March 2019: \$498,500

Comparable Properties



1 Lucille CI LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$502,000
Method: Private Sale
Date: 22/02/2019
Rooms: 3
Property Type: Unit
Land Size: 141 sqm approx



3/7-9 Clyde St LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 08/04/2019
Rooms: -
Property Type: Townhouse (Single)



7a Autumn Gr MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$491,000
Method: Sale
Date: 12/01/2019
Rooms: -
Property Type: Land
Land Size: 500 sqm approx