

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

97 Charles Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$630,000 & \$670,000

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	261 Swansea Rd LILYDALE 3140	\$680,000	24/12/2020
2	11 Olive Gr LILYDALE 3140	\$655,000	05/02/2021
3	1 Commercial Rd MOUNT EVELYN 3796	\$640,000	07/01/2021

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:

26/02/2021 11:48

97 Charles Road, Lilydale Vic 3140

Miles Howell

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milesowell@methven.com.au

Indicative Selling Price

\$630,000 - \$670,000

Median House Price

December quarter 2020: \$780,000



 3  1  0

Property Type: House

Land Size: 894 sqm approx

Agent Comments

Comparable Properties



261 Swansea Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$680,000

Method: Private Sale

Date: 24/12/2020

Property Type: House

Land Size: 1000 sqm approx



11 Olive Gr LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$655,000

Method: Private Sale

Date: 05/02/2021

Property Type: House

Land Size: 895 sqm approx



1 Commercial Rd MOUNT EVELYN 3796 (REI)

Agent Comments

 3  1  2

Price: \$640,000

Method: Private Sale

Date: 07/01/2021

Property Type: House

Land Size: 772 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354