Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$650,000 & \$700,000	Range between	\$650,000	&	\$700,000
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Median sale price

Median price	\$860,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	08/06/2022	to	07/06/2023		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

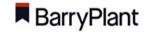
Add	dress of comparable property	Price	Date of sale
1	72 Roseman Rd CHIRNSIDE PARK 3116	\$715,000	09/02/2023
2	110 Victoria Rd LILYDALE 3140	\$675,000	17/05/2023
3	32 Morokai Gr LILYDALE 3140	\$660,000	14/05/2023

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:	08/06/2023 10:00





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

Indicative Selling Price \$650,000 - \$700,000 **Median House Price**

08/06/2022 - 07/06/2023: \$860,000



Rooms: 5

Property Type: House Land Size: 406 sqm approx

Agent Comments

Comparable Properties



72 Roseman Rd CHIRNSIDE PARK 3116

(REI/VG) **1** 3



Price: \$715,000 Method: Private Sale Date: 09/02/2023 Property Type: House Land Size: 449 sqm approx **Agent Comments**









Price: \$675.000

Method: Private Sale Date: 17/05/2023 Property Type: House Land Size: 357 sqm approx **Agent Comments**



32 Morokai Gr LILYDALE 3140 (REI)



Price: \$660,000 Method: Private Sale Date: 14/05/2023 Property Type: House Land Size: 382 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



