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	18 Baystone Place, Lilydale Vic 3140

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $880,000 Property Type House Suburb Lilydale

Period - From 01/04/2021 to 31/03/2022 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	4 Archer Cl LILYDALE 3140	$840,000	09/12/2021
2	24 Grandvalley Dr CHIRNSIDE PARK 3116	$820,000	15/12/2021
3	40 Roseman Rd CHIRNSIDE PARK 3116	$810,000	20/01/2022

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: 12/05/2022 10:38

18 Baystone Place, Lilydale Vic 3140



3 1 3

Rooms: 5
Property Type: House
Land Size: 563 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
Year ending March 2022: $880,000

Comparable Properties



4 Archer Cl LILYDALE 3140 (REI/VG)

3 2 2

Price: $840,000
Method: Private Sale
Date: 09/12/2021
Property Type: House
Land Size: 510 sqm approx

Agent Comments



24 Grandvalley Dr CHIRNSIDE PARK 3116 (REI/VG)

3 2 4

Price: $820,000
Method: Private Sale
Date: 15/12/2021
Property Type: House
Land Size: 956 sqm approx

Agent Comments



40 Roseman Rd CHIRNSIDE PARK 3116 (REI/VG)

3 2 6

Price: $810,000
Method: Private Sale
Date: 20/01/2022
Property Type: House
Land Size: 868 sqm approx

Agent Comments

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

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