

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

21 Mandl Close, Lilydale Vic 3140

Indicative selling price

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

Range between

\$840,000

&

\$920,000

Median sale price

Median price

\$715,000

House

X

Unit

Suburb

Lilydale

Period - From

01/01/2018

to

31/12/2018

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	26 Charles Rd LILYDALE 3140	\$890,000	22/11/2018
2	20 Aberdeen Dr LILYDALE 3140	\$890,000	22/10/2018
3	6 Verina Way LILYDALE 3140	\$854,000	16/11/2018

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: Land
Land Size: 852 sqm approx
Agent Comments

Indicative Selling Price
 \$840,000 - \$920,000
Median House Price
 Year ending December 2018: \$715,000

Comparable Properties



26 Charles Rd LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 22/11/2018
Rooms: 5
Property Type: House
Land Size: 2041 sqm approx



20 Aberdeen Dr LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 22/10/2018
Rooms: -
Property Type: House
Land Size: 824 sqm approx



6 Verina Way LILYDALE 3140 (REI/VG)

Agent Comments



Price: \$854,000
Method: Private Sale
Date: 16/11/2018
Rooms: 6
Property Type: House
Land Size: 959 sqm approx