

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

78 Alexandra Road, Lilydale Vic 3140

Indicative selling price

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

Range between \$670,000

&

\$710,000

Median sale price

Median price \$753,500

House

X

Unit

Suburb Lilydale

Period - From 01/10/2017

to

31/12/2017

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	76 North Rd LILYDALE 3140	\$691,008	06/09/2017
2	22 Bristol Cr LILYDALE 3140	\$686,000	27/10/2017
3	27 Mangans Rd LILYDALE 3140	\$675,000	27/01/2018

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.



 3  2  2

Rooms:
Property Type: House
Land Size: 909 sqm approx
 Agent Comments

Indicative Selling Price
 \$670,000 - \$710,000
Median House Price
 December quarter 2017: \$753,500

Comparable Properties



76 North Rd LILYDALE 3140 (REI/VG)

Agent Comments

 4  2  3

Price: \$691,008
Method: Private Sale
Date: 06/09/2017
Rooms: 6
Property Type: House (Res)
Land Size: 666 sqm approx



22 Bristol Cr LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$686,000
Method: Private Sale
Date: 27/10/2017
Rooms: 4
Property Type: House
Land Size: 863 sqm approx



27 Mangans Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$675,000
Method: Private Sale
Date: 27/01/2018
Rooms: 6
Property Type: House (Res)
Land Size: 871 sqm approx