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	35 David Road, Lilydale Vic 3140
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000	&	\$850,000
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Median sale price

Median price	\$852,000	Pro	perty Type	House		Suburb	Lilydale
Period - From	01/01/2022	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

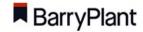
Add	dress of comparable property	Price	Date of sale
1	21 North Rd LILYDALE 3140	\$830,000	24/12/2021
2	10 Sharland CI MOUNT EVELYN 3796	\$817,990	20/01/2022
3	13 Old Gippsland Rd LILYDALE 3140	\$802,000	18/02/2022

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:	27/04/2022 13:08
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Rooms: 6

Property Type: House Land Size: 1563 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median House Price March quarter 2022: \$852,000

Comparable Properties



21 North Rd LILYDALE 3140 (REI/VG)

3





Price: \$830,000 Method: Private Sale Date: 24/12/2021 Property Type: House Land Size: 935 sqm approx **Agent Comments**



10 Sharland CI MOUNT EVELYN 3796 (REI/VG) Agent Comments

3







Price: \$817,990 Method: Private Sale Date: 20/01/2022 Property Type: House Land Size: 956 sqm approx









Agent Comments

Price: \$802,000 Method: Private Sale Date: 18/02/2022 Property Type: House Land Size: 437 sqm approx

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



