

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

35 David Road, 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 \$852,000

Property 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	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 comparable properties 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



 4  2  2

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)

Agent Comments

 3  2  2

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



10 Sharland Ct MOUNT EVELYN 3796 (REI/VG)

Agent Comments

 3  2  1

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



13 Old Gippsland Rd LILYDALE 3140 (REI)

Agent Comments

 4  2  1

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