

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

3/74 Bastow Road, Lilydale Vic 3140

Indicative selling price

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

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$567,300

House

Unit

X

Suburb

Lilydale

Period - From

01/10/2017

to

31/12/2017

Source

REIV

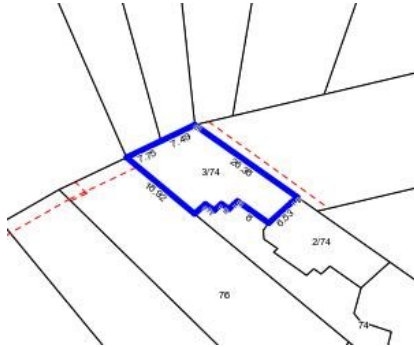
Comparable property sales (*Delete A or B below as applicable)

- 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	16 Bristol Cr LILYDALE 3140	\$670,000	19/12/2017
2	2/108 Anderson St LILYDALE 3140	\$660,000	09/10/2017
3	7a Rose Ct LILYDALE 3140	\$650,000	24/01/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$650,000 - \$690,000
Median Unit Price
 December quarter 2017: \$567,300

Comparable Properties

16 Bristol Cr LILYDALE 3140 (VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 19/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 1207 sqm approx



2/108 Anderson St LILYDALE 3140 (VG)

Agent Comments



Price: \$660,000
Method: Sale
Date: 09/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



7a Rose Ct LILYDALE 3140 (REI)

Agent Comments



Price: \$650,000
Method: Sold Before Auction
Date: 24/01/2018
Rooms: 6
Property Type: House (Res)
Land Size: 471 sqm approx