

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

3/55 Albert Hill Road, Lilydale Vic 3140

Indicative selling price

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

Single price

\$784,950

Median sale price

Median price

\$920,000

Property Type

House

Suburb

Lilydale

Period - From

01/10/2021

to

31/12/2021

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	108a Victoria Rd LILYDALE 3140	\$830,000	23/02/2022
2	4/55 Albert Hill Rd LILYDALE 3140	\$820,000	07/03/2022
3	34a Landscape Dr MOOROOLBARK 3138	\$770,000	10/03/2022

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:

06/04/2022 10:25



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$784,950

Median House Price

December quarter 2021: \$920,000

Comparable Properties



108a Victoria Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$830,000

Method: Private Sale

Date: 23/02/2022

Property Type: House



4/55 Albert Hill Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  2

Price: \$820,000

Method: Private Sale

Date: 07/03/2022

Property Type: House



34a Landscape Dr MOOROOLBARK 3138 (REI) Agent Comments

 3  2  2

Price: \$770,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

Land Size: 258 sqm approx