Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3/55 Albert Hill Road, Lilydale Vic 3140
Including suburb and	
postcode	

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	Pro	perty 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

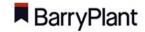
Address of comparable property		Price	Date of sale
1	108a Victoria Rd LILYDALE 3140	\$830,000	23/02/2022
2	4/55 Albert Hill Rd LILYDALE 3140	\$820,000	07/03/2022
3	34a Landscape Dr MOOROOLBARK 3138	\$770,000	10/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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











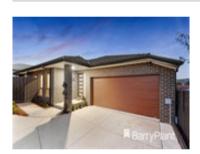


Property Type: House **Agent Comments**

Indicative Selling Price \$784,950 **Median House Price**

December quarter 2021: \$920,000

Comparable Properties



108a Victoria Rd LILYDALE 3140 (REI)

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Price: \$830,000 Method: Private Sale Date: 23/02/2022 Property Type: House **Agent Comments**



4/55 Albert Hill Rd LILYDALE 3140 (REI)







Price: \$820,000 Method: Private Sale Date: 07/03/2022

Property Type: House

Agent Comments



34a Landscape Dr MOOROOLBARK 3138 (REI) Agent Comments

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Price: \$770.000 Method: Private Sale Date: 10/03/2022 Property Type: House Land Size: 258 sqm approx

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



