

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 Norris Drive, Lilydale Vic 3140

Indicative selling price

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

Range between \$620,000

&

\$670,000

Median sale price

Median price \$683,500

Property Type House

Suburb Lilydale

Period - From 01/10/2018

to 30/09/2019

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	56 Alexandra Rd LILYDALE 3140	\$670,000	26/08/2019
2	56-58 Alexandra Rd LILYDALE 3140	\$670,000	27/08/2019
3	148 Nelson Rd LILYDALE 3140	\$665,000	21/08/2019

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:

13/11/2019 10:34



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Property Type: House
Land Size: 873 sqm approx
Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median House Price

Year ending September 2019: \$683,500

Comparable Properties

56 Alexandra Rd LILYDALE 3140 (VG)

Agent Comments

 3  -  -

Price: \$670,000
Method: Sale
Date: 26/08/2019
Property Type: House (Res)
Land Size: 1222 sqm approx



56-58 Alexandra Rd LILYDALE 3140 (REI)

Agent Comments

 3  2  6

Price: \$670,000
Method: Private Sale
Date: 27/08/2019
Property Type: House
Land Size: 1223 sqm approx



148 Nelson Rd LILYDALE 3140 (VG)

Agent Comments

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Price: \$665,000
Method: Sale
Date: 21/08/2019
Property Type: House (Res)
Land Size: 925 sqm approx