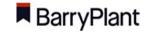
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered for s	sale							
Address Including suburb and postcode 25 Old Gippsland Road, Lilydale Vic 3140									
Indicative	e selling pric	ce							
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$685,000			&	\$715,	000				
Median sale price									
Median	price \$843,75	50 F	Property Type	House		Suburb	Lilydale		
Period - I	From 01/04/2	021 to	30/06/2021		Source	REIV			
Comparable property sales (*Delete A or B below as applicable)									
These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.									
Address of comparable property							rice	Date of sale	
1									
2									
3									
OR						•			
	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:						15/09/2021 11:13		





Sarah Savio 9725 98555 0434 639 996 ssavio@barryplant.com.au

Indicative Selling Price \$685,000 - \$715,000 Median House Price

June quarter 2021: \$843,750



Property Type: House Land Size: 373 sqm approx Agent Comments

Comparable Properties

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



