

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

58a Castella Street, Lilydale Vic 3140

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$820,000

Property Type House

Suburb Lilydale

Period - From 01/07/2020

to 30/06/2021

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	89 Cave Hill Rd LILYDALE 3140	\$618,000	05/08/2021
2	3 Abbie Cl LILYDALE 3140	\$617,000	07/09/2021
3	2/5 Kerr St LILYDALE 3140	\$615,000	19/04/2021

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:

29/09/2021 12:39



 3  1  1

Rooms: 3
Property Type: House
Land Size: 583 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median House Price
 Year ending June 2021: \$820,000

Comparable Properties



89 Cave Hill Rd LILYDALE 3140 (REI)

Agent Comments

 3  1  2

Price: \$618,000
Method: Private Sale
Date: 05/08/2021
Property Type: House
Land Size: 447 sqm approx



3 Abbie Ct LILYDALE 3140 (REI)

Agent Comments

 2  2  1

Price: \$617,000
Method: Sold Before Auction
Date: 07/09/2021
Property Type: Unit
Land Size: 211 sqm approx



2/5 Kerr St LILYDALE 3140 (REI/VG)

Agent Comments

 2  2  1

Price: \$615,000
Method: Private Sale
Date: 19/04/2021
Property Type: Unit